

Officer's Report

Application Number	HGY/2023/0736
Type	Approval of details reserved by a condition
Location	423-435, Lordship Lane, London, N22 5DH
Proposal	Submission of details pursuant to condition 8a (Revised desktop study) of planning permission HGYP/2017/3679 (granted in appeal decision APP/Y5420/W/19/3223654 on the 25 February 2020).
Case Officer	Josh Parker
Valid Date	15/03/2023
Applicant	C/O Agent
Agent	Shoshannah Stone

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Application Reference HGYP/2017/3679, "demolition of existing building and erection of part 1, part 5, part 6 and part 7 storey building comprising commercial uses (use class A1, A2, A3, A4, A5) at ground floor and 50 residential dwellings above, and provision of waste refuse storage, cycle parking, disabled car parking and amenity space", at 423-435 Lordship Lane, Wood Green, London N22 5DH.

CONSULTATION RESPONSE

LBH- Carbon management

Having considered the applicant submitted Phase 1 Desk Study with reference GWPR5273/DS/March 2023 prepared by Ground and Water Ltd, dated March 2023 and taken note of Sections 2 (Site Setting), 3 (Historical Review), 6 (Preliminary Risk Assessment), 7 (Recommendations and Phase II Objectives) concluding that further investigation is required, we would be happy to recommend the partial discharge of the attached condition 8(a) ONLY of the approved planning appeal AP-7961.

Once the ground investigation has been carried out, evidence of the works undertaken along with a risk assessment, refined conceptual site model and method statement detailing any remediation requirements will need to be submitted in the ground investigation report. If remediation requirements are required then subsequent remediation strategy and verification reports will also be need to be submitted for us to consider the discharge of the remaining parts of the condition 8 of the approved planning appeal where such report(s) are satisfactory.

ANALYSIS/ASSESSMENT

Condition 8 reads:

Before development commences other than for investigative work:

a) A revised desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information

(including appropriate reference to the existing on-site sub-station). Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority. b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- *A risk assessment to be undertaken;*
- *Refinement of the conceptual model; and*
- *The development of a method statement detailing the remediation requirements.*

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for its written approval.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

d) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied.

Assessment

Only details pursuant to condition 8a have been submitted. The information submitted comprises a Phase 1 Desk Study (Reference GWPR5273/DS/March 2023) prepared by Ground and Water Ltd. LB Haringey's Pollution Team has confirmed that this information is sufficient to discharge Condition 8a only. Further site investigations will be required once demolition/construction starts which will either trigger or void the other components of condition 8 (parts b, c and d) This will be confirmed through an informative attached to the approval notice.

Informatives:

- This approval relates only to Condition 8a of planning permission HGY/2017/3679. Further site ground investigations and recommendations will be required to satisfy sections 8b, 8c & 8d of this condition. This additional information shall be submitted to and approved in writing by the Local Planning Authority at the appropriate time.