

James Argles

From: Planning Support
Subject: FW: Planning Application HGY/2023/0891 at Emily Bowes Court, Lebus Street, Tottenham, London, N17 9FD

Sent: 16 May 2023 14:56

Subject: Planning Application HGY/2023/0891 at Emily Bowes Court, Lebus Street, Tottenham, London, N17 9FD

Dear Martin,

Re: Planning Application HGY/2023/0891 at Emily Bowes Court, Lebus Street, Tottenham, London, N17 9FD

Thanks for contacting the Carbon Management Team (Pollution) regarding the above planning application for the Temporary permission for use of portacabins as a general practitioner surgery (Use Class E) to be in place for a period of one year. Associated car parking and landscaping also to be retained for the temporary period at Emily Bowes Court, Lebus Street, Tottenham, London, N17 9FD and I would like to comment as follows.

Having considered the proposed temporary permission application, its nature and existing permission for the site, **please be advise that we have no objection to the proposed development but, the following planning condition informative is recommend should planning permission be granted and there is any need for ground works towards the landscaping considering the site is located on a part of wider land identified as medium risk for land contamination.**

1. Unexpected Contamination Informative

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

I hope the above clarifies our position on the application? Otherwise, feel free to revert back to us should you have any further query in respect of the application quoting M3 reference number WK/567984.

Kind Regards,

Edward Ritchie
Pollution Officer

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Carbon Management
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