

Officer's Report

Application Number	HGY/2023/0379
Type	Approval of details reserved by a condition
Location	Garages, Partridge Way, Wood Green, London
Proposal	Details to discharge condition 9 (risk assessment and refined Conceptual Model) of planning permission ref: HGY/2021/2075 for the redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.
Case Officer	Ben Coffie
Valid Date	07/02/2023
Applicant Agent	mr lee jones

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2021/2075 - Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility. Approved date - 21/03/2022.

ANALYSIS/ASSESSMENT

Condition 9 reads:

9. Prior to the commencement of the development other than for demolition or investigative work:

a) Using the information already submitted on Desk Study/Preliminary Risk Assessment with reference P2794J2049/JWT prepared JOMAS Associates Ltd dated 25th September 2020, an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site 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.

b) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

c) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;

d) 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.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy SD1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

The applicant has submitted a Geo-environmental and geotechnical assessment (Ground investigation Report) which was reviewed by the council's pollution team. Upon review, evidence of the site walk over was requested.

Following the submission of the photographic evidence no objections are raised. It is therefore recommended to discharge condition 9. The submitted documents to discharge condition 9 is sufficient and acceptable.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 9. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.