

Officer's Report

Application Number	HGY/2022/4471
Type	Approval of details reserved by a condition
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ
Proposal	Approval of details pursuant to Condition 25 Part B (Land Contamination) of Planning Permission HGY/2016/4165
Case Officer	Philip Elliott
Valid Date	19/12/2022
Applicant	-
Agent	Anna Rigelsford

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/4471

Ward: Tottenham Hale

Date received: 19/12/2022

Last amended date: 25/05/2023

Drawing number of plans:

Supplementary Ground Investigation - Interpretive Report Ref. WIE16248-100.R.3.1.2.SGI; and Remediation Strategy Ref. WIE16248-100-S-1-2-1-RMS

Address: Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ

Proposal: Approval of details pursuant to Condition 25 Part B (Land Contamination) of Planning Permission HGY/2016/4165

Applicant: Lichfields as agent on behalf of Notting Hill Home Ownership

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Outline planning permission (Reference: HGY/2016/4165) was granted on 2 May 2018 for: Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

Reserved Matters of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works - was approved under HGY/2018/2353 on 14/11/2018.

3. CONSULTATION RESPONSES

Pollution Officer (Carbon Management)

Having considered the applicant's submitted information including Supplementary Ground Investigation with reference WIE-16248-100.R.3.1.2.SGI prepared by Waterman Infrastructure & Environment Limited, dated May 2023 taking note of sections 4 (Rationale and Specific Objectives), 5 (Methodology), 6 (Site Activities), 7 (Results), 8 (Generic Assessment Criteria), 9 (Quantitative Environmental Risk Assessment – Risk Estimation), 10 (Conclusions and Risk Evaluation), 11 (Recommendations) along with the applicant submitted Remediation Strategy with reference WIE16248-100-S-1-2-1-RMS prepared by Waterman Infrastructure & Environment Limited, dated May 2023 and taking note of Sections 3 (Remediation Strategy), 4 (Groundwater), 5 (Development Mitigation Measures) and 6 (Verification Report), we are happy to recommend the discharge of Conditions 25 A and B of approved planning permission HGY/2016/4165.

4. ANALYSIS/ASSESSMENT

Condition 25 reads as follows:

PRE COMMENCEMENT - Land Contamination – Part A and B Land Contamination – Part A and B

Before development commences other than for investigative work:

Using the information from Chapter L of the Environmental Statement dated December 2016 a land contamination site investigation shall be designed for the site. 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:-

1. a risk assessment to be undertaken,
2. refinement of the Conceptual Model, and
3. 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.

B) If the updated 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 the potential effects set out in Section L5 of the Environmental Statement dated December 2016, 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.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

Pursuant to Condition 25 (b) the applicant has submitted Supplementary Ground Investigation - Interpretive Report and Remediation Strategy. The submissions demonstrate that the development can be implemented and occupied with adequate regard for environmental and public safety.

5. RECOMMENDATION

APPROVE LAND CONTAMINATION – PART B DETAILS RESERVED BY CONDITION 25 (Part B) ATTACHED TO HGY/2016/4165.

As shown on approved drawings/documents:

- Supplementary Ground Investigation - Interpretive Report Ref. WIE16248-100.R.3.1.2.SGI; and Remediation Strategy Ref. WIE16248-100-S-1-2-1-RMS

Informatives:

- **INFORMATIVE:**
The applicant is advised that they need to send a copy of both the Supplementary Ground Investigation and Remediation Strategy to the Environment Agency (EA) for their comment relating to groundwater remediation – to ensure they are satisfied with the proposed remediation strategy. This is purely an EA statutory duty, and it is suggested that the applicant contacts the authority for a response.