

Officer's Report

Application Number	HGY/2022/4473
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 8 Part A (Land Contamination) of Planning Permission HGY/2019/0108 (Appeal ref. APP/Y5420/W/19/3232707)
Case Officer	Philip Elliott
Valid Date	19/12/2022
Applicant	-
Agent	Anna Rigelsford

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Planning application HGY/2019/0108 was refused by the Council on 10/04/2019. The application was subsequently allowed on appeal (PINS Ref. APP/Y5420/W/19/3232707) on 16/04/2020. The approved development consisted of the following:

- Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 170 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works.

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 Condition 8 A and B of approved planning permission HGY/2019/0108 (Appeal ref. APP/Y5420/W/19/3232707).

4. ANALYSIS/ASSESSMENT

Condition 8 reads:

Prior to the commencement of development, other than for investigative work and demolition:

- a) Using information from previous assessments the proposed site investigation, sampling and analysis shall be undertaken. 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.
- b) A Method Statement detailing the remediation requirements, using the information obtained from the site investigations, 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.
- c) 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.
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Pursuant to Condition 8 (a) 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 DETAILS RESERVED BY CONDITION 8 (PART A) ATTACHED TO HGY/2019/0108 (APP/Y5420/W/19/3232707).

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:**
In order to discharge Part C of Condition 8, the applicant is advised to submit a Verification Report to the council that demonstrates that the remediation works were carried out and completed as outlined in the submitted Remediation Strategy with reference WIE16248-100-S-1-2-1-RMS.
- **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.