

James Argles

From: Planning Support
Subject: FW: Discharge of Conditions on HGY/2023/1040 at M B Autos, Car Dealership, 23-23A High Street, Hornsey, London, N8 7QB

Sent: 09 June 2023 12:05

Subject: Discharge of Conditions on HGY/2023/1040 at M B Autos, Car Dealership, 23-23A High Street, Hornsey, London, N8 7QB

Dear Benjamin,

Re: Discharge of Conditions on HGY/2023/1040 at M B Autos, Car Dealership, 23-23A High Street, Hornsey, London, N8 7QB

Thank you for contacting the Carbon Management Team (Pollution) regarding the above planning application for the approval of details reserved by a condition to discharge conditions 14 (Written Scheme of Investigation) and 16 (Investigation Report & Covering Statement) of planning permission with re: HGY/2020/0590 dated 06/01/2021 at M B Autos, Car Dealership, 23-23A High Street, Hornsey, London, N8 7QB and I would like to comment as follows.

Having considered the applicant submitted Phase 1 & 2 Site Investigation & Remediation Strategy Report with reference BC646 RE001 taking note of sections 3 (Site History), 4 (Information Held by Statutory Authorities), 6 (Conceptual Model), 7 (Fieldwork), 8 (Laboratory Testing), 9 (Ground and Groundwater Conditions), 11 (Soil Chemistry), 12 (Gas Protection Measures), 13 (Geotechnical Engineering Assessment) and 14 (Conclusions and Recommendations), **we would be happy to recommend the partial discharge of ONLY Condition 16a-d attached to the approved planning permission HGY/2020/0590 SUBJECT to the applicant addressing to the underlisted point(s):**

1. Private gardens containing soft landscaping should be dug to a minimum depth of 0.6m and infilled with clean infill material as opposed to 0.45m as currently stated in Section 14 (Conclusions and Recommendations). For areas of communal soft landscaping 0.45m is acceptable. **Therefore, the submitted report will need to be updated to reflect this.**

Before we could recommend the discharge of Condition 16 part e, the applicant will need to submit a Verification Report which demonstrates that all the proposed and necessary remedial work has been completed in line with the submitted Remediation Strategy.

In regards to the discharge of Condition 14 (Written Scheme of Investigation), this appears to be in relation to an archaeological evaluation which is out of the remit of our service. Therefore, we suggest that the relevant team is consulted to ensure that sufficient supporting evidence has been submitted to allow for the discharge of condition 14.

I hope the above clarifies our position on the submitted application? Otherwise, feel free to contact us should you have further query in respect to the application quoting M3 reference number WK/568462.

Kind Regards,

Edward Ritchie
Pollution Officer

Haringey Council
Carbon Management
5th Floor, Alexandria House
Station Road
Wood Green
N22 7TY

