

Kwaku Bossman-Gyamera

From: Edward Ritchie
Sent: 12 June 2023 13:06
To: Kwaku Bossman-Gyamera
Cc: Pollution; Planning Support
Subject: Planning application HGY/2023/1209 at Tottenham Lane Surgery, 49 Tottenham Lane, Hornsey, London, N8 9BD

Dear Kwaku,

Re: Planning application HGY/2023/1209 at Tottenham Lane Surgery, 49 Tottenham Lane, Hornsey, London, N8 9BD

Thank you for contacting the Carbon Management Team (Pollution) regarding the above planning application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) and I would like to comment as follows.

Having considered the applicant submitted supporting information including Existing and Proposed Site Drawings produced by Signature Plans Ltd, dated March 2023 **please be advised that we have no objection to the proposed development because it is considered that there will be no detrimental land contamination impacts whilst the air quality is unlikely to deteriorate as a result of the land use change, but the following planning conditions and informative are recommended should planning approval be granted.**

1. Unexpected Contamination

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.

Reason: 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.

Informative:

1. Prior to the occupation and any demolition/construction work of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. Where there is a need for any asbestos removal on the site, 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.

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

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/569628.

Kind Regards,

Edward Ritchie
Pollution Officer

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