

Officer's Report

Application Number	HGY/2023/0194
Type	Approval of details reserved by a condition
Location	Garages, Partridge Way, Wood Green, London
Proposal	Approval of details pursuant to Condition 27 (Piling) attached to planning permission ref: HGY/2021/2075 dated 21/03/2022.
Case Officer	Ben Coffie
Valid Date	20/01/2023
Applicant	mr lee jones
Agent	

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 27 reads:

No piling shall take place until a piling method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To protect nearby underground sewerage utility infrastructure in accordance with Policy DM28 of the Haringey Development Management DPD 2017.

The applicant has submitted a piling method statement which was reviewed by the Thames Water. Upon review, further information was required (cross sectional details and piling layout) which was provided by the applicant.

Thames Water has no objections and has issued a certificate of agreement to build within 3 metres of the public sewer. The submitted document (4689-D45-XX-00-DR-S-0003 and Piling method statement) to discharge condition 27 is sufficient and acceptable.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 27. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.