

Officer's Report

Application Number	HGY/2023/1223
Type	Approval of details reserved by a condition
Location	45-47 Garman Road, London N17 0UR
Proposal	Approval of details pursuant to condition 4 (Land Contamination Part A and Part B) attached to planning permission Ref: HGYP/2022/2293
Case Officer	Kwaku Bossman-Gyamera
Valid Date	05/05/2023
Applicant	.
Agent	Miss Honor Munro-Hall

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/1223 – Approval of details reserved by a condition 4 (Land Contamination Part A and Part B) attached planning permission Ref: HGYP/2022/2293

ANALYSIS/ASSESSMENT

Condition 4 reads:

Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site 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.
- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- e. 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.

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

Pursuant to condition 4, details have been submitted in respect of potential contaminant sources, pathways and receptors have been produced. Council's Pollution officer has reviewed the submitted details and he is satisfied with the proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE