

Officer's Report

Application Number	HGY/2023/1300
Type	Approval of details reserved by a condition
Location	Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal	Approval of details pursuant to condition 22a (Contamination - site investigation) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works
Case Officer	Samuel Uff
Valid Date	16/05/2023
Applicant	Mr Bryan McNamee
Agent	Mr Oscar Bond

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

PROPOSAL

Approval of details pursuant to condition 22a (Contamination - site investigation) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works

APPROVED DEVELOPMENT

HGY/2022/0752 Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also 41654900 includes both private and public hard and soft landscaping throughout the site.

CONSULTATION RESPONSE

LBH Pollution: The amended submission is considered sufficient, subject to Environment Agency satisfaction for groundwater remediation for Phase 3.

Thames Water: No concerns raised.

Environment Agency: This is below the threshold that requires consultation. As per the initial consultation for HGY/2022/0752 it is a misconultation as it was below our risk bar.

ANALYSIS/ASSESSMENT

Condition 22 reads:

22) Before development commences other than for investigative work: Using the information already provided in sections 7 (Advice and Recommendations) and 8 (Outstanding Risks & Issues) of the submitted Desk Study & Ground Investigation Report Revision 1 with reference J21294 prepared by GEA Ltd dated March 2020, the applicant shall undertake: a. A further site investigation which 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. b. 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. 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.

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

Pursuant to condition 22(a) and (b) (part b has been approved under HGY/2023/1392) the applicant has provided detailed reports that have been reviewed by LBH Pollution team who are satisfied that the amended submission has met the conditional requirement, subject to verification report required in part (c) of the condition. Further comments have been sought from Environment Agency and Thames Water who have raised no concerns at this stage. The details are therefore deemed to be sufficient to meet the requirements of the condition.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 22 - Part (a) only

Informatives:

- The applicant is advised that this Decision Notice discharges Part (a) only of condition 22. Part (b) has been formally discharged under reference HGY/2023/1392. Part (c) will require a further application to be submitted to the local planning authority for formal discharge in order for Condition 22 to be discharged in full.