

Officer's Report

Application Number	HGY/2023/1539
Type	Approval of details reserved by a condition
Location	108, Vale Road, London, N4 1TD
Proposal	Approval of details pursuant to Condition 10 (a-c) (ground investigation works) attached to planning permission reference HGY/2022/0044
Case Officer	Tania Skelli
Valid Date	12/06/2023
Applicant	.
Agent	Miss Victoria Orbart

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/0044 - Application for full planning permission for a comprehensive redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works

CONSULTATION RESPONSE

LBH Environmental Health – No objection.

ANALYSIS/ASSESSMENT

Condition 10 reads:

Land Contamination

Before development commences other than for investigative work:

- a. Using the information already submitted on the Phase 1 Land Contamination Assessment with reference EES 20.109.1 V 3 prepared by Ecologia Ltd dated 15th September 2021, chemical analyses on samples of the near surface soil in order to determine whether any contaminants are present and to provide an assessment of classification for waste disposal purposes shall be conducted. 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 any additional remediation requirements where necessary.
- 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;

d. 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 10 the applicant has provided the 'Phase II Ground Investigation Report' prepared by JPP. This has been assessed by the Environmental Health Team and considered sufficient to discharge parts a, b and c. Part d required a final submission to discharge, for the following reasons:

'Whilst we understand there wouldn't be need for any remediation work due to the nature of the proposed development however; with the exceedances of Lead identified on the site, we will need to see copy of the site layout showing that, the areas of Lead exceedance completely covered with hardstanding following completion before we can consider the discharge of the remaining condition 8d of the approved planning application.'

Condition 10 (a-c) is therefore recommended for approval.

RECOMMENDATION

GRANT part discharge of condition.

Informatives:

- **INFORMATIVE: Part Discharge of Condition**
The applicant is advised that part (d) of condition 10 remains outstanding along with any other relevant conditions under the original application ref. HGY/2022/0044.