

Officer's Report

Application Number	HGY/2023/1326
Type	Approval of details reserved by a condition
Location	Land at Watts Close, Tottenham, London, N15 5DW
Proposal	Approval of details pursuant to condition 8 (a and b) (Land Contamination) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings
Case Officer	Tania Skelli
Valid Date	18/05/2023
Applicant	Formation Design and Build Ltd
Agent	Ms Rocio Casado

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2022/0035 - Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings

CONSULTATION RESPONSE

LBH Environmental Health – Support

ANALYSIS/ASSESSMENT

Condition 8 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 8 the applicant has provided several documents demonstrating investigative ground works, remedial and mitigation strategies. This has been reviewed by The Carbon Management/ Pollution Team and considered sufficient to discharge parts a and b. Therefore, this application is recommended for approval.

Regarding the need for remedial work to be carried out on the site (parts c and d), the applicant will need to provide:

Site layout showing areas with elevated concentrations of semi – volatile aromatic hydrocarbon been capped by hard surfacing in the development as submitted in section 9 of the Supplementary Site Investigation report.,

Verification report to confirm that all the other required mitigation work in section 9 of the report has been carried out as well as;

Keeping a watching brief for the period of the construction before we can consider the discharge of the remaining condition 8c - d of the approved planning application.

The applicant is advised that the following conditions are outstanding:

4(b-d) (Energy), 5 (Overheating), 8 (c-d)(Land contamination), 14 (SBD), 16 (refuse storage), 18 (EVCP), 19 (Servicing).

Conditions 12 (Drainage), 15 (cycle storage), 23 (accessibility) are currently under consideration.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION

Informatives:

- **INFORMATIVE: Partial Discharge**
The applicant is advised that the following conditions are outstanding:

4(b-d) (Energy), 5 (Overheating), 8 (c-d)(Land contamination), 14 (SBD), 16 (refuse storage), 18 (EVCP), 19 (Servicing).

Conditions 12 (Drainage), 15 (cycle storage), 23 (accessibility) are currently under consideration.