

Officer's Report

Application Number	HGY/2023/1049
Type	Approval of details reserved by a condition
Location	Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal	Approval of details pursuant to condition 34 (Piling Method Statement) 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	17/04/2023
Applicant	Mr Bryan McNamee
Agent	Mr Christopher Lomas

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

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 includes both private and public hard and soft landscaping throughout the site.

CONSULTATION RESPONSE

LBH Pollution: This is a Thames Water condition, so no comments provided.

Environment Agency: No objection.

Thames Water:

Initial comments: Additional info required for foundation/piling layout plan in relation to Thames Water infrastructure.

Supplementary Comments: The amended submission is acceptable.

ANALYSIS/ASSESSMENT

Condition 34 reads:

34) 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 thereafter be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage and water utility infrastructure.

Pursuant to condition 34 the applicant has provided a method statement for piling as well as a supplementary foundation / piling layout plan in relation to Thames Water infrastructure. These details have been assessed by relevant consultees and deemed sufficient to satisfy the condition.

RECOMMENDATION

GRANT DISCHARGE CONDITION