



Officer Report

Application Number:	HGY/2024/0764
Application Type:	Approval of details reserved by a condition
Address:	Brunel Walk, London, N15 5HQ
Proposal:	Approval of details pursuant to condition 19 (Piling Method Statement) attached to planning permission HGY/2022/2723
Case Officer:	Valerie Okeiyi
Valid Date:	19/03/2024
Applicant:	Mr Matt Adcock
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Redevelopment of Brunel Walk to provide 45 new Council rent homes in four buildings ranging from 3 to 4-storeys high including 39 apartments and 6 maisonettes. Provision of associated amenity and play space, cycle and refuse/recycling stores and 4 wheelchair parking spaces. Reconfiguration and enhancement of existing parking areas and outdoor communal areas and play spaces on the Turner Avenue Estate

2. CONSULTATION RESPONSE

External

Waste Comments:

Waste Comments: Thank you for consulting Thames Water for the discharge of matters relating to PILING. Thames Water confirms the piling condition referenced, can be discharged based on the information submitted.

Water Comments: Water Comments:

N/A Supplementary Comments:

Thames Water have reviewed the information provided and agree to discharge Condition 19. This is based on the understanding that an application has been made for the abandonment of the assets within the area under reference DS6155044.

Please advise Thames Water if these plans change so that we can re-assess the risk to our assets. Please discharge Condition 19.

Demolition, piling, and excavation works all have the potential to adversely impact Thames Water assets. Please bear in mind that Thames Water will hold the developer and any relevant contractor/sub-contractor liable for any losses incurred or damage caused to Thames Water assets arising from construction works or subsequent use of the facility.

3. ANALYSIS/ASSESSMENT

Condition 19 (Piling Method Statement) reads:

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 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 utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

Thames Water have reviewed the information provided and agree to discharge Condition 19 (Piling Method Statement). This is based on the understanding that an application has been made for the abandonment of the assets within the area under reference DS6155044.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 19

Informatives:

The applicant are informed of the requirement to contact Thames Water if plans change so that Thames Water can re-assess the risk to their assets