



Officer Report

Application Number: HGY/2026/2128
Application Type: Approval of details reserved by a condition
Address: Depot, 505-511 Archway Road, Hornsey, London, N6 4HX
Proposal: Approval of details pursuant to conditions 15 (Land Contamination) and 24 (Piling Method Statement) attached to planning permission ref: HGY/2025/1220.
Case Officer: Mark Chan
Valid Date: 24/07/2026
Applicant: Mr Daniel Riordan
Agent: Mr Trevor Wiltshire

RECOMMENDATION

Approve

1. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2025/1220 – Redevelopment of existing car wash site to provide 16 new council homes comprising a 4-storey building fronting Archway Road and two 2-storey houses fronting Baker's Lane, with associated refuse/recycling stores, cycle stores, service space, amenity space and landscaping. Granted permission 16/01/2026.

2. CONSULTATION RESPONSE

Internal Consultees

LBH Building Control – No objection received.

LBH Pollution Officer – I am happy to recommend the discharge of Condition 15a and 15b attached to approved planning permissions HGY/2025/1220.

3. ANALYSIS/ASSESSMENT

Condition 15 reads:

Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority.

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 in accordance with Policy SI 1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

Pursuant to the discharge of Condition 15, the applicant has submitted the following information in support of this application:

- Location Plan
- Geotechnical and Geoenvironmental Desk Study Report prepared by Geotechnical Consulting Group, dated 15 December 2021
- Site Investigation Report Reference 151840 prepared by Lucion Ground Engineering Ltd, dated August 2026

In terms of land contamination, based on the results of the desktop study and conceptual model, a site investigation was undertaken. The site investigation included sections on Site Work, Geotechnical Laboratory Testing, Chemical Laboratory Testing, Soil Chemical Testing, Soil Gas, Updated Conceptual Model, and Ground Contamination in Relation to Proposed Residential Usage. The Council's Pollution Officer was consulted and was satisfied with the submission.

As such, the submitted details are hereby approved in respect of discharge of Condition 15.

Condition 24 reads:

No piling shall take place until a Piling Method Statement (detailing the depth and type of any 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) and piling layout plan including all wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: Piling has the potential to significantly impact / cause failure of local underground utility infrastructure, and to comply with Policy SI 5 of the London Plan 2021 and Policy DM 29 of the Development Management Development Plan 2017.

Pursuant to the discharge of Condition 24, the applicant has submitted the following information in support of this application:

- Location Plan
- Geotechnical and Geoenvironmental Desk Study Report prepared by Geotechnical Consulting Group, dated 15 December 2021
- CFA Piling Risk Assessment prepared by Cannon Piling, dated 22 July 2026
- Works Package Plan for 505-511 Archway Road prepared by Cannon Piling, dated 21 September 2026
- Foundation Plan – Drawing No. H19001/ 01 Rev P03

- Foul and Storm Water Drainage Plan – Drawing No. H19001/ D1 Rev P03

The submitted document and plans confirm that 143no. 300mm diameter Continuous Flight Auger (CFA) Piles would be installed on site as part of the piling process. The methodology, risk assessments, working arrangements and emergency arrangements by which such piling would be carried out, including the sequencing and programme of the works have been submitted. The Foundation Plan and the Foul and Storm Water Drainage Plan have demonstrated the piling layout including the location of the attenuation tanks and the alignment of the underground water pipes.

The Council's Building Control team was consulted and no objection were received.

As such, the submitted details are hereby approved in respect of discharge of Condition 24.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITIONS 15 AND 24.