



Officer Report

Application Number: HGY/2023/1658
Application Type: Approval of details reserved by a condition
Address: Land to the Rear of 163-173, The Roundway, London, N17 7HE
Proposal: Partial discharge of details reserved by condition 9 (Land Contamination) attached to planning permission HGY/2022/0238, with approval of part 9(e) of this condition only.
Case Officer: Zara Seelig
Valid Date: 18/07/2023
Applicant: London Borough of Haringey
Agent: Ms Nicol Perryman

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/0238– Erection of 5 'move-on' modular build units for temporary homeless accommodation with associated cycle and refuse storage - 24/03/2022

Partial discharge of details reserved by condition 9 (Land Contamination) attached to planning permission HGY/2022/0238, with approval of part 9(e) of this condition only.

ANALYSIS/ASSESSMENT

Partial discharge of details reserved by condition 9 (Land Contamination) attached to planning permission HGY/2022/0238, with approval of part 9(e) of this condition only:

9. 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.

b. 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.

c. 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. 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 the remediation requirements.

d. 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.

e. 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.

Photographs and study findings were submitted and the pollution team were consulted, the pollution officer commented as follows:

Thank you for re-contacting the Carbon Management Team (Pollution) regarding the partial discharge of details reserved by condition 9 (Land Contamination) attached to planning permission HGY/2022/0238, with approval of parts 9(c), 9(d) & 9(e) of this condition only at Land to the Rear of 163-173, The Roundway, London, N17 7HE and I would like to comment as follows. Having considered the applicant submitted information including "The Roundway – Verification of clean cover requirements" letter with reference L-21914m-2.4.2-23-866-BA prepared by IDOM Merebrook Ltd., dated 23rd November 2023 along with the applicant submitted photographic evidence, we are happy to recommend the discharge of Condition 9 (Land Contamination) attached to approved planning permission HGY/2022/0238.

I hope the above clarifies our position on the submitted application? Otherwise, feel free to contact us should you have any further query in respect to the applications quoting M3 reference number WK/580143.

Therefore, it is considered acceptable and in line with the requirement set out in the condition.

RECOMMENDATION

GRANT PART DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 9(e). The recommendation is therefore one of approval to discharge the condition as sought by this planning application.