



Officer Report

Application Number: HGY/2023/2281
Application Type: Approval of details reserved by a condition
Address: Land between 145-147 Downhills Way, London N17 6AH
Proposal: Approval of details to partially discharge condition 4a (Desktop study) & 4b (Conceptual Model) attached to planning permission HGY/2021/3223.
Case Officer: Sarah Madondo
Valid Date: 23/08/2023
Applicant: Mr Singh
Agent: Mr Manpreet Matharoo

RECOMMENDATION

Approve

Proposed development

Approval of details to partially discharge condition 4a (Desktop study) & 4b (Conceptual Model) attached to planning permission HGY/2021/3223

Site and Surroundings

The application site is comprised of two lands that are part of existing properties at Nos. 145 and 147 Downhills Way. The land at No. 145 has been used as an ancillary area for the existing property, partially used as a garden and with some storage units built towards the rear. The land at No. 147 is covered with hardstanding and collection cars have been stored by the applicant here. A large structure has previously been erected towards the left and rear sides. The site has an east-west orientation and is neighbouring towards west the culvert of Moselle River, which is being in use as a secondary access for the properties on Downhills Way. The site is easily accessible and has both pedestrian and vehicle accesses from Downhills Way. Car access is provided through the existing driveways off Downhills Way, one servicing the land at No. 145 and a second one the land at No. 147. The site is not located within a Conservation Area, nor it comprises of any listed or locally listed buildings.

APPROVED DEVELOPMENT

HGY/2021/3223 Erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages.

ANALYSIS/ASSESSMENT

Condition 4a & b 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.*
- 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.*

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Pursuant to condition 4a & b the applicant submitted Phase 1 Desk Study Report with reference PH1-2023-000061, prepared by STM Environmental Consultants Ltd., dated 14 August 2023 and taken note of sections 7 (Site Description), 8 (Site History), 9 (Environmental Characteristics), 12 (Preliminary Conceptual Site Risk Model (CSM)), 13 (Qualitative Risk Assessment) and 15 (Recommendations) and pollution officer has reviewed the documents and advises that they are happy to partially discharge condition 4a & b.

The remainder of condition 4 is outstanding and will require a separate application to discharge.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 4a & b. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

Informatives:

The applicant is reminded that the following conditions are outstanding:

3, 4c,d,e, 5, 6b, 9, 10, 11, 12, 13, 14, 15, 16, 18 and 19.