



Officer Report

Application Number: HGY/2023/3123
Application Type: Approval of details reserved by a condition
Address: 175 Willoughby Lane, London N17 0RX
Proposal: Approval of details reserved by a condition 4a(Desktop Study), 4b(Conceptual Model),4c(Site Investigation) and 4d(Risk Assessment) attached to planning reference HGY/2023/0664

Case Officer: Sarah Madondo
Valid Date: 20/11/2023
Applicant: -
Agent: Mr Jamie Loxley

RECOMMENDATION

Approve

1. Proposed development

This is an application for the approval of details reserved by a condition 4a (Desktop Study), 4b (Conceptual Model),4c (Site Investigation) and 4d (Risk Assessment) attached to planning reference HGY/2023/0664.

2. Site & Surroundings

The site is a two storey building located on the corner of Dysons Road to the East and Brantwood Road to the south. The site is bounded by the Redcorn waste disposal operation to the west and other commercial and industrial units to the south on the other side of Brantwood Road. The area to the north of the site along Dysons Road and Middleham Road is residential in nature, primarily comprising 2 storey houses.

A public right of way runs east to west along the north of the plot between the commercial plots and the houses of Middleham Road. The site is designated as a Strategic Industrial Location and within Flood Zone 2. The surrounding area is characterised by industrial and commercial uses. The site also lies within the Tottenham Area Action Plan area and is within an Archaeological Priority Area. The site is not located in any conservation area nor is listed building.

3. Approved Development

HGY/2022/0664 – Demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 and B8 (with ancillary offices), car parking, service yard areas, landscaping and associated works.

4. Analysis/Assessment

Condition 4a,b,c & d 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.

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.

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

Pursuant to condition 4a,b,c & d, the applicant submitted Geo-Environmental Assessment with reference 20-0337.01 prepared by Delta-Simons Ltd dated 30th June 2020 taking note of Section 3 (Site Investigation), 4 (Ground Summary), 5 (Geotechnical Assessment), 7 (Preliminary Risk Assessment), 8 (Revised Conceptual Site Model) and 9 (Conclusions & Recommendations) and Remediation & Verification Strategy with reference 105463.601571, Delta-Simons Ltd dated 10th November 2023, taking note of Section 3 (Remediation Strategy), 4 (Pre-construction Remedial Works), 5 (Construction-Phase Remediation Works) and 6 (Verification Reporting & Regulatory Approvals), which was reviewed by the pollution officer who advised that they are happy to recommend the partial discharge of 4 relating to ONLY parts a-d. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

5. Recommendation - Grant Discharge

It is considered that sufficient information has been submitted in support of this application to discharge condition 4 a, b, c & d. 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 will need to be discharged:
3,4d,5,6b,c,7,10,13,14,15,16,18,19,20,21 & 23