

Application Number:	HGY/2023/2825
Application Type:	Approval of details reserved by a condition
Address:	26 Sheldon Avenue, Hornsey, London, N6 4JT
Proposal:	Approval of details reserved by a Partial Discharge Condition 7 (Land Contamination), Full Discharge Condition 8 (Unexpected Contamination) and Full Discharge Condition 9 (NRMM) attached to planning permission HGY/2023/0630.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	20/10/2023
Applicant:	Mr. & Mrs Patel
Agent:	Bruno Gouveia

RECOMMENDATION

Approve

ANALYSIS/ASSESSMENT

Partial Discharge Condition 7 (Contamination – investigative work) reads:

Before development commences other than for investigative work: a. Using the information already submitted in Geo-Environmental Site Investigation Report with reference B2538/22/GEO/1 prepared by Earth Environmental & Geotechnical (Southern) Ltd dated 22nd December 2022, an intrusive site investigation shall be conducted 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.

b. 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.

c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;

d. 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.

Pursuant to condition 7, the council's pollution officer is happy to recommend the partial discharge of condition 7.

Full Discharge Condition 8 (Unexpected Contamination) reads:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

Councils Pollution officer is satisfied with the proposed measures and fully discharge condition 8 (Contamination).

Full Discharge Condition 9 (NRMM) reads:

a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

Pursuant to condition 9, the council's pollution officer is happy to recommend the partial discharge of condition 9. But suggested an informative to be attached.

RECOMMENDATION

GRANT DISCHARGE

Informatives:

You are advised of the need to comply with the Conditions of the original planning permission dated 04/10/2023-Ref: HGY/2023/0630, particularly condition 4 (Method of Construction Statement) remains outstanding.

Condition 7 permission only partially complies with the terms of the condition of the planning permission dated 04/10/2023 - Ref: HGY/2023/0630 and details of the following matters remain (Part D) to be submitted to and approved by the Local Planning Authority (LPA).

The applicant is reminded that although the condition 9 is recommended for discharge, the applicant is still required to send confirmation of NRMM compliance to both the Case Officer and the Pollution Team for verification.