

Officer Report

Application Number:	HGY/2023/2616
Application Type:	Approval of details reserved by a condition
Address:	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal:	Partial approval of details (Phase 1A only) pursuant to Condition 16 (A) (Remediation Strategy) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer:	John Kaimakamis
Valid Date:	29/09/2023
Applicant:	Mr Jomel Allen
Agent:	MR Jomel Allen

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Hybrid Planning Application was granted consent on 10 July 2023 for the following:

- (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;
- (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and
- (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

ANALYSIS/ASSESSMENT

Condition 16

Condition 16 reads as follows:

“Remediation Strategy

(a) Prior to above ground works for the relevant block or Phase, a Remediation Strategy setting out full details of the remediation measures required and how they are to be undertaken shall be submitted to and approved by the Local Planning Authority. This shall include how different phases of the Site are to be remediated in accordance with a zoned approach agreed with the Local Planning Authority.

(b) A verification plan for each phase providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be provided to the Local Planning Authority for its written approval prior to the undertaking of any remediation.

All submissions shall be accompanied by a plan that shows the exact extent of each phase, block or building.

Any changes to these components once approved require the express written consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: Controlled waters are particularly sensitive at this location because the proposed development site is located within a Source Protection Zone 2 and an inner groundwater protection zone (SPZ1). Areas in SPZ1 are the catchment areas for sources of potable water, high quality water supplies usable for human consumption. Groundwater at this location is therefore particularly vulnerable to polluting uses on the surface. All development proposals are carefully monitored within SPZ1. This is in line with paragraph 174 of the National Planning Policy Framework.

Pursuant to Condition 16(a) the applicant has provided the following documents:

Remediation Method Statement (Ref: RMS-21912J-23-166) Rev E dated 06 March 2024 prepared by IDOM; and Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing.

This information was referred to the Council's Pollution Officer, who commented as follows:

“The applicant will have to submit Appendix 1-3 as referenced in the Contents Page to the Local Planning Authority for written approval as this appears to have been omitted from the submitted report.

As outlined in our comments on the original planning permission (HGY/2022/1833), the applicant is advised that a minimum of 450mm clean cover will be required for the communal landscaping rather than the proposed 300mm, whilst the private gardens remain 600mm as submitted. Therefore, a revised Remediation Method Statement will have to be submitted to the Local Planning Authority for written approval.”

The applicant in turn submitted the missing appendices and a revised Remedial Method Statement, which was forwarded to the Council's Pollution Officer, and who advised that having considered the applicant submitted Remediation Method Statement with reference RMS-21912J-23-166 prepared by IDOM Merebrook Ltd, dated 6th March 2024 and taken note of the updated clean cover system, we are happy to recommend the partial discharge of Condition 16a (Remediation Strategy).

The Environment Agency stated the following:

“Having reviewed the above document we are unable to recommend the discharge of Condition 16 (A) for both phases.

However we are able to support the discharge of Condition 16 (A) for Phase 1A only.

We note from Section 5.1 of the Remediation Method Statement that further intrusive investigation is required in order to delineate the extent of hydrocarbon contamination associated with the boiler house at the site. The boiler house appears to be located in Phase 1B of the development. As such we would not support the discharge of discharge of Condition 16A for this phase until these works have been undertaken and a remediation strategy for this area of the site is presented based on the investigation findings.”

As such, it is considered that adequate details have been submitted to discharge Condition 16 (a) for Phase 1A only. An informative will be placed on any decision notice informing the applicant that details pertaining to remaining phases are still required to be submitted before commencement of works within those phases.

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION

PARTIAL APPROVAL OF DETAILS (PHASE 1A ONLY) RESERVED BY CONDITION 16(A) ATTACHED TO HGY/2022/1833.

As shown on approved drawings/documents:

Condition 16(A)

- Remediation Method Statement (Ref: RMS-21912J-23-166) Rev E dated 06 March 2024 prepared by IDOM
- Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing

INFORMATIVES

The applicant is informed that condition 16 has only been discharged in part in that they relate to parts (a) of Phase 1A only and that details pertaining to part (b) of Condition 16 for Phase 1A and all details pertaining to the condition for all other phases are still required to be submitted in accordance with the details set out in the condition.

The Environment Agency advises that they will be able to recommend a discharge of this condition for Phase 1B once further investigation of the boiler house has been undertaken and a full remediation strategy for this area of the site has been presented and agreed.

Informatives:

The applicant is informed that condition 16 has only been discharged in part in that they relate to parts (a) of Phase 1A only and that details pertaining to part (b) of Condition 16 for Phase 1A and all details pertaining to the condition for all other phases are still required to be submitted in accordance with the details set out in the condition.

The Environment Agency advises that they will be able to recommend a discharge of this condition for Phase 1B once further investigation of the boiler house has been undertaken and a full remediation strategy for this area of the site has been presented and agreed.