

Officer Report

Application Number:	HGY/2023/3328
Application Type:	Approval of details reserved by a condition
Address:	Land Rear Of 2-14, Kerswell Close, Tottenham, London
Proposal:	Approval of details pursuant to condition 12 (parts a&b) (Geotechnical Design Report) pursuant to planning permission ref: HGYP/2022/2250 granted on 31st August 2022 for the Redevelopment of the car park, commercial unit and open space at the junction of Kerswell Close and St. Ann's Road and provision of 25 new Council rent homes and an Adult Care Hub in two, four and five-storey buildings. Provision of associated amenity space, including new landscaping, refuse/recycling stores and play space, cycle and refuse/recycling stores and wheelchair parking spaces, and enhancement of existing amenity space within the Kerswell Close Estate.
Case Officer:	Gareth Prosser
Valid Date:	14/12/2023
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Applicant:	Tom Barker
Agent:	Mr Mark Gauld

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval of details pursuant to condition 12 (parts a&b) (Geotechnical Design Report) pursuant to planning permission ref: HGYP/2022/2250 granted on 31st August 2022 for the Redevelopment of the car park, commercial unit and open space at the junction of Kerswell Close and St. Ann's Road and provision of 25 new Council rent homes and an Adult Care Hub in two, four and five-storey buildings. Provision of associated amenity space, including new landscaping, refuse/recycling stores and play space, cycle and refuse/recycling stores and wheelchair parking spaces, and enhancement of existing amenity space within the Kerswell Close Estate.

CONSULTATION RESPONSE

INTERNAL

LBH Pollution Officer – We are happy to recommend the partial discharge of Condition 12 attached to approved planning permission HGYP/2022/2250 in relation to parts a+b ONLY.

Before we could consider the discharge of parts c + d of Condition 12 (Contamination) attached to the approved planning permission HGY/2022/2250, the applicant will have to submit a Verification Report demonstrating the required remedial works have been undertaken.'

ANALYSIS/ASSESSMENT

Condition 12 reads:

Before development commences other than for investigative work:

a. Using the information already submitted in the Geotechnical Design Report with reference 105079 – PEF – XX – XX – RP – GT – 10001 P02 prepared by Pell Frischmann Ltd dated 13th December 2021, additional ground gas investigation and assessment with chemical analyses on samples of the near surface soil in order to determine whether any contaminants are present and to provide an assessment of classification for waste disposal purposes shall be conducted. 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 any additional remediation requirements where necessary.

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.

The application has been assessed by LBH Pollution Officer. Partial discharge of Condition 12 attached to approved planning permission HGY/2022/2250 in relation to parts a+b are recommended for discharge.

RECOMMENDATION

GRANT DISCHARGE CONDITION