

# Officer Report

**Application Number:** HGY/2024/0959  
**Application Type:** Approval of details reserved by a condition  
**Address:** Land Opposite 1-24, Remington Road, Tottenham, London  
**Proposal:** Approval of details pursuant to Condition 8 parts C & D (Land Contamination - Verification Report) attached to planning consent HGY/2021/2882.  
**Case Officer:** Daniel Boama  
**Valid Date:** 05/04/2024  
**Applicant:** Butcher  
**Agent:** Mr Colin Butcher

## **RECOMMENDATION**

### **Approve**

#### **1. APPROVED DEVELOPMENT**

HGY/2021/2882 – Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities – Granted permission on 09/6/2022.

#### **2. CONSULTATION RESPONSE**

LBH Carbon Management Team Pollution Officer: Having considered the applicant submitted Verification Report – Soil Cover Layer with reference LQ1148-R1 prepared by Kalex Ltd., dated 19<sup>th</sup> March 2024 and taken note of Sections 2 (Previous Investigation Findings and Remediation Strategy), 3 (Clean Cover Source Materials), 4 (Verification Sampling and Analysis), 5 (Soil Cover Investigation Results), 6 (Generic Quantitative Risk Assessment) and 7 (Conclusions and Recommendations), we are happy to recommend the discharge of Condition 8 (Land Contamination – Verification Report) as it relates parts (c) and (d) attached to approved planning permission HGY/2021/2882.

#### **3. ANALYSIS/ASSESSMENT**

Condition 8 parts C & D reads: *Land Contamination*  
*Before development commences other than for investigative work:*

...

*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 that the development can be implemented and occupied with adequate regard for environmental and public safety.*

The applicant has provided the information described below in respect of the above referenced condition:

Pursuant to condition 8 parts C & D, details have been submitted in respect of Land Contamination. The Council's Officer has reviewed the above documentation, and deemed the details submitted are considered acceptable and in line with the intentions of the condition.

#### **4. RECOMMENDATION**

##### **GRANT DISCHARGE**

It is considered that sufficient information has been submitted in support of this application to discharge condition 8 parts C & D. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

#### **Informatives:**

Parts a. & b. of condition 8 were discharged under reference HGY/2022/1829. The discharge of parts c. & d. under this application fully discharges condition 8.