



Officer Report

Application Number: HGY/2024/0840
Application Type: Approval of details reserved by a condition
Address: Stanhope Road Bridge, Stanhope Road, London, N6 5DE
Proposal: Approval of details pursuant to conditions 8 (contamination) and 11 (NRMM) attached to planning permission HGY/2021/2718.
Case Officer: Eunice Huang
Valid Date: 27/03/2024
Applicant: Mrs Sam Neal
Agent:

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Planning permission granted under application reference HGY/2021/2718 for construction of a new footbridge with associated ramp, stepped access, and landscaping, involving demolition of the existing bridge.

2. CONSULTATION RESPONSE

LBH Carbon Management (Pollution):

Condition 8 (Contamination):

Having considered the applicant submitted Phase II Generic Quantitative Risk Assessment with reference 70085596-WSP-GQRA-GW-0001-P01, prepared by WSP UK Ltd., dated June 2023 taking note of Sections 3 (Preliminary Conceptual Site Model), 4 (Site Investigation and Assessment Rationale), 6 (Contaminant Risk Assessment), 7 (Refined Conceptual Site Model) 9 (Conclusions), 10 (Remediation Design Technical Note) and 11 (Recommendations), we are happy to recommend the discharge of Condition 8 (Contamination) attached to approved planning permission HGY/2021/2718.

Condition 11 (NRMM):

Having considered the applicant submitted letter, containing confirmation that the site has been registered with nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the

construction phase of the development, we are happy to recommend the discharge of Condition 11 (NRMM) attached to approved planning permission HGY/2021/2718.

3. ANALYSIS/ASSESSMENT

Condition 8 & 11

Condition 8 reads:

8. Before development commences other than for investigative work:

- a. Using the information already submitted on the Preliminary Risk Assessment report with reference number 70077287-WSP-EGT-B-RP-LE-002 prepared by WSP and dated September 2021, 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.

Condition 11 reads:

11. Prior to the commencement of the development, evidence of site registration at [nrmmlondon](https://nrmmlondon.org.uk/) to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ

Assessment

The applicant has submitted a Phase II Generic Quantitative Risk Assessment and an Intrusive Ground Investigation – Interim Report, in response to the requirements of condition 8. In respect to condition 11, the applicant has submitted a letter, containing evidence of site registration with [nrmmlondon](https://nrmmlondon.org.uk/). The details are to the satisfaction of LBH Carbon Management (Pollution).

The submitted details are thus considered satisfactory for the discharge of Condition 8 and 11.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION