



Officer Report

Application Number:	HGY/2024/0529
Application Type:	Approval of details reserved by a condition
Address:	Brunel Walk, London, N15 5HQ
Proposal:	Approval of details pursuant to condition 32 (Detailed design and construction method statements-Crossrail 2) attached to planning permission HGY/2022/2723
Case Officer:	Valerie Okeiyi
Valid Date:	28/02/2024
Applicant:	4
Agent:	Mr Matt Adcock

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Redevelopment of Brunel Walk to provide 45 new Council rent homes in four buildings ranging from 3 to 4-storeys high including 39 apartments and 6 maisonettes. Provision of associated amenity and play space, cycle and refuse/recycling stores and 4 wheelchair parking spaces. Reconfiguration and enhancement of existing parking areas and outdoor communal areas and play spaces on the Turner Avenue Estate

2. CONSULTATION RESPONSE

External

Crossrail 2

Thank you for your letter dated 21 March 2024, requesting the views of the Crossrail 2 Project Team on the above application. I confirm that the application relates to land within the limits of land subject to consultation by the Crossrail 2 Safeguarding Direction.

Crossrail 2 has no objection to the development proposals and details as submitted

3. ANALYSIS/ASSESSMENT

Condition 32 (Detailed design and construction method statements-Crossrail 2) reads:

None of the development hereby permitted shall be commenced until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

- (i) Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,
- (ii) (ii) Accommodate ground movement arising from the construction thereof,
- (iii) (iii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures,

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs C1(i), (ii) and (iii) of this condition shall be completed, in their entirety, before any part of the building[s] [is] [are] occupied.

Reason: In order to safeguard the delivery of Crossrail 2

Crossrail 2 has no objection to the development proposals and details as submitted therefore Officers are satisfied to discharge condition 32.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 32