

Application Number:	HGY/2024/0765
Application Type:	Approval of details reserved by a condition
Address:	Brunel Walk, London, N15 5HQ
Proposal:	Partial approval of details pursuant to condition 31 A and B (Contamination) attached to planning permission HGY/2022/2723
Case Officer:	Valerie Okeiyi
Valid Date:	19/03/2024
Applicant:	Mr Matt Adcock
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

Internal

Pollution Officer –

Having considered the relevant applicant submitted information including, Desk Study, Site Investigation & Risk Assessment report with reference J15658 prepared by Southern Testing Laboratories Ltd., dated 8th March 2024, taking note of Section B (Desk Study and Walkover Survey), D (Conceptual Site Model), D (Ground Investigation), E (Discussion of Geoenvironmental Test Results and Recommendations) as well as Remediation Strategy and Verification Plan with reference J15658 (RS & VP) prepared by Southern Testing Laboratories Ltd. dated 13th March 2024, taking note of Section C (Remedial Objectives and Options), D (Remediation Strategy) and E (Verification Plan), we are happy to recommend the partial discharge of Condition 31 (Contamination) as it relates ONLY to parts a + b of approved planning permission HGY/2022/2723.

Before we could consider the discharge of parts c + d of Condition 31 (Contamination) attached to the approve planning permission HGY/2022/2723, the applicant will have to submit a Verification Report demonstrating that the required remedial works have been undertaken.

3. ANALYSIS/ASSESSMENT

Condition 31 (Contamination) reads:

Before development commences other than for investigative work:

- a. Using the information already submitted in the Geotechnical Design Report 12621-A2SI-XX-XX-RP-Y-0002-00 Rev.00 prepared by A2 Site Investigation Limited dated February 2022, 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

Officers having reviewed the details submitted and are happy to recommend the discharge of parts a and b of Condition 31

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 31

Informatives:

The applicant is advised that before the Lead Pollution Team can consider the discharge of parts c and d of condition 31 (Contamination), the applicant will have to submit a

Verification Report demonstrating that the required remedial works have been undertaken