



Officer Report

Application Number:	HGY/2023/2970
Application Type:	Approval of details reserved by a condition
Address:	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA
Proposal:	Approval of details for Condition 17 (A and B) (Ground contamination) of planning permission ref. HGY/2021/2727 granted on 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue
Case Officer:	Tania Skelli
Valid Date:	02/11/2023
Applicant:	Miss Aisling Carron
Agent:	Miss Aisling Carron

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

3. CONSULTATION RESPONSE

LBH Environmental Health/ Land Contamination - support

4. ANALYSIS/ASSESSMENT

Condition 17 reads:

Prior to the commencement of the approved development (other than for investigative work):

a. Using the information already submitted on the Ground Investigation Report Rev. 01 (ref. STS5215-G01 by Soiltechnics Ltd dated May 2021), an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. 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 the 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.

Pursuant to condition 17 (a and b) the applicant has provided a Supplementary Contamination Investigation and Remediation Method Statement with reference BC652 L.01/JT prepared by Brownfield Consultancy Ltd. dated 26th October 2023 and taken note of Section 2 (Previous Work), 4 (Fieldwork), 6 (Ground Conditions), 7 (Human Health Quantitative Risk Assessment), 8 (Soil Chemistry) and 9 (Remediation Method Statement). This was assessed by the Environmental Health Team officers and found acceptable. The proposal is considered satisfactory for discharge.

Accordingly, the condition is recommended to be discharged. Part C and D are due for discharge prior to occupation.

The following conditions are outstanding:

6 (Telecoms), 7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 13 (Cycle), 14 (Delivery and Servicing Plan), 18 (Land contamination), 20 (Energy), 21(b) (Ecology), 24 (Be seen),

Conditions 9 (Boundary treatment), 15 (Piling), 16 (Water main), 28 (Passivhaus) and 29 (PHPP) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following conditions are outstanding:

6 (Telecoms), 7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 13 (Cycle), 14 (Delivery and Servicing Plan), 18 (Land contamination), 20 (Energy), 21(b) (Ecology), 24 (Be seen),

Conditions 9 (Boundary treatment), 15 (Piling), 16 (Water main), 28 (Passivhaus) and 29 (PHPP) are currently under consideration.