



Officer Report

Application Number:

HGY/2023/3096

Application Type:

Approval of details reserved by a condition

Address:

Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA

Proposal:

Approval of details for Condition 16 (Protection of Water Main) 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:

20/11/202

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Applicant:

Miss Aisling Carron

Agent:

Mr Ian Wheeler

RECOMMENDATION

Approve

1. 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.

2. CONSULTATION RESPONSE

Thames Water - Support

3. ANALYSIS/ASSESSMENT

Condition 16 reads:

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to

subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure

Pursuant to condition 16 the applicant has provided a suite of documentations to demonstrate the requirements of the condition. Thames Water has reviewed the information provided and agree to discharge Condition 16 (Protection of Water Main) only. This is based on the understanding that piling/demolition works are carried out in accordance with document 23453-7001-A (Ground Movement Assessment in Relation to Thames Water Assets), document title Emergency Preparedness Plan (Rev 01), document titled Method Statement for Piling Works by Southern Piling, document Structural & CE Report (14.09.2021) and drawing Topographical survey of the water main tunnel. Accordingly, the condition is recommended to be discharged.

The following conditions are outstanding:

4 (Materials and elevations), 7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 14 (Delivery and Servicing Plan), 17(c&d) (Ground investigation), 20 (Energy), 21(b) (Ecology), 23 (Highway works), 24 (Be seen) and 25 (Parking).

Conditions 9 (Boundary treatment), 15 (Piling), 28 (Passive house) and 29 (PHPP) are currently under consideration.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The applicant is advised that the following conditions are outstanding:

4 (Materials and elevations), 7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 14 (Delivery and Servicing Plan), 17(c&d) (Ground investigation), 20 (Energy), 21(b) (Ecology), 23 (Highway works), 24 (Be seen) and 25 (Parking).

Conditions 9 (Boundary treatment), 15 (Piling), 28 (Passive house) and 29 (PHPP) are currently under consideration.