

PLANNING & ENVIRONMENT COMMITTEE MEETING

Thursday 17th November 2011, 7.00PM

ADDENDUM TO REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

AGENDA ITEM 1 – Pages 1-16

Reference: H/03310/11

Address: Inglis Barracks, Price Close, London, NW7 1PX

Following further discussions with the Traffic and Development section they have agreed the following amendments to the proposed conditions:

Amend condition 5 to read:

Prior to the commencement of development (**except demolition and ground re-profiling works**)

Condition 7 to be deleted.

Following further discussions with the Environment Agency they have agreed that the wording of conditions 9 and 10 can be amended to enable demolition of existing buildings to occur:

Amend condition 9 to read:

Prior to the commencement of development (**except demolition**) approved by this planning permission ...

And the reason for condition 9 to read:

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to protect groundwater...

Amend condition 10 to read:

Prior to the commencement of development (**except demolition**) a verification report demonstrating...

And the reason for condition 10 to read:

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to protect groundwater...

Amend the reason for condition 11 to read:

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to ensure that any previously unidentified contamination is disposed of appropriately.

Add a further informative:

7. In complying with the contaminated land conditions:

a) Reference should be made at all stages to appropriate current guidance and codes of practice at January 2006 this would include:

1) The Environment Agency CLR Guidance documents;
2) Planning Policy Statement 23 Planning and Pollution Control;
3) PPS23 Annex 2 Development On Land Affected By Contamination;
4) BS10175:2001 Investigation of potentially contaminated sites – Code of Practice; 5) The Environment Agency (2001) Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination;

6) Guidance for the safe development of housing on land affected by contamination, Environment Agency R&D Publication 66.

b) Clear site maps should be included in the reports showing previous and future layouts of the site, potential sources of contamination, the locations of all sampling points, the pattern of contamination on site, and to illustrate the remediation strategy.

c) All raw data should be provided in a form that can be easily audited and assessed by the council. (e.g. trial pit logs and complete laboratory analysis reports)

d) Details as to reasoning, how conclusions were arrived at and an explanation of the decisions made should be included. (e.g. the reasons for the choice of sampling locations and depths and use of cover layers if).

On this basis the Council's Environmental Health Officers do not wish to add a further condition and Condition 13 can be deleted.

After the consultation period expired the following representations were received:

The Mill Hill Preservation Society raised the following concerns:

- The proposal does not conform to the outline consent.
- There is an issue with ground pollutants that may have caused contamination and possibly result in contaminated surface water run off.
- Concern that contamination is dealt with properly and not merely 'covered up'.
- Concern that roadways might be diverted and site profiles changes to overcome issues with ground contamination.

In response:

- As covered in detail in the committee report the location of the access road does comply with the outline consent H/04017/09.
- There are a number of proposed conditions which deal specifically with the issue of contamination to ensure that it is remediated satisfactorily.
- The proposed location of this road has not altered from the outline consent.