

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th November 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Ms Sharon Davidson

Ward:
Upper Edmonton

Ref: 15/04050/RE4

Category: LBE - Dev by LA

LOCATION: Vacant Land, Meridian Way, London, N18 3HE

PROPOSAL: The remediation of contaminated soils and shallow groundwater and removal of buried structures.

Applicant Name & Address:

Mr Marc Clark
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United Kingdom

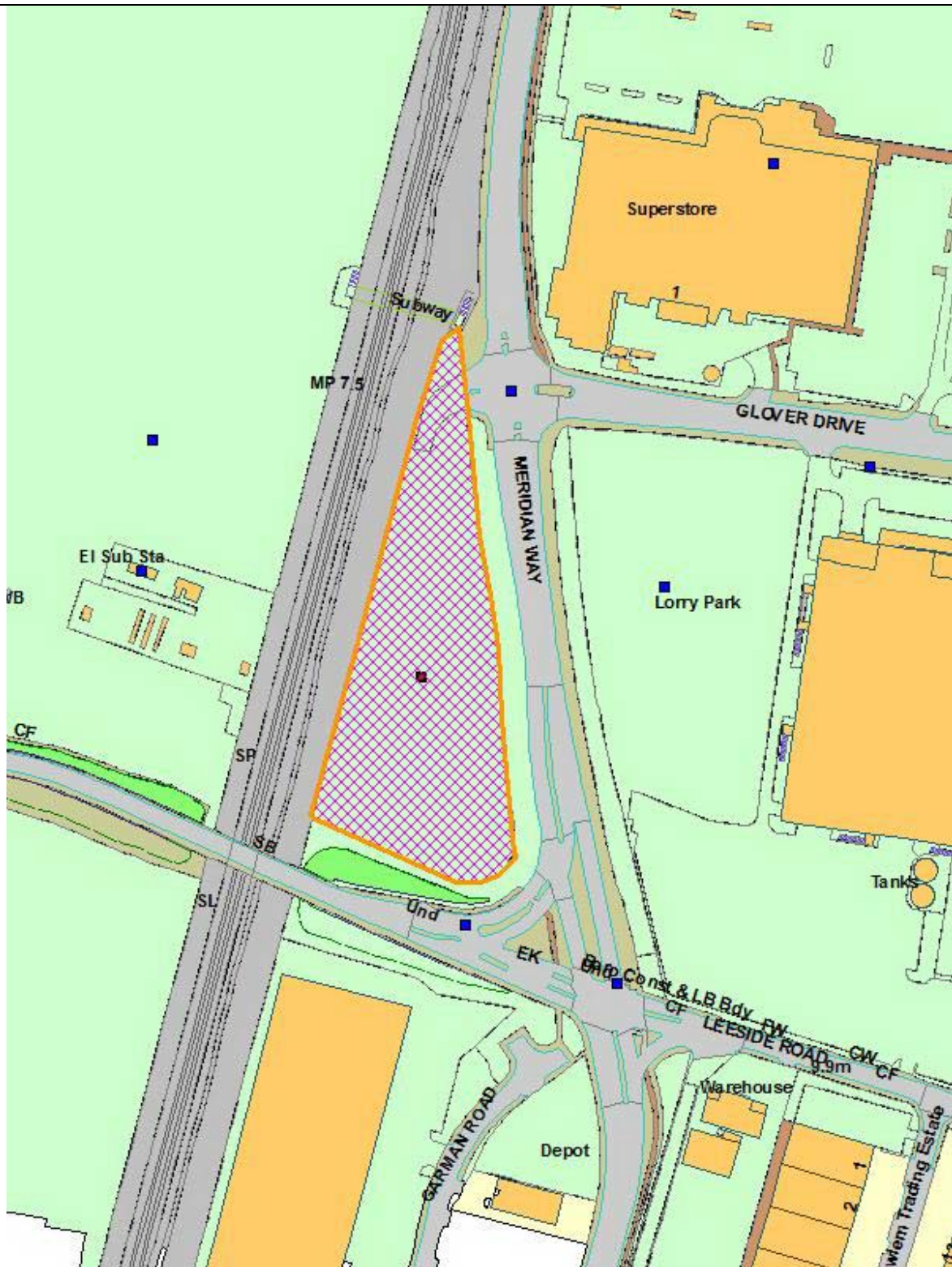
Agent Name & Address:

Mr Brian Hamilton
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RECOMMENDATION:

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to conditions

Ref: 15/04050/RE4 LOCATION: Vacant Land, Meridian Way, London, N18 3HE



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Scale 1:1250

North



1 Site and Surroundings

- 1.1 The application site is triangular in shape and extends to approximately 1.10ha. It was previously used as a coal handling site and railway sidings associated with the adjacent former Willoughby Lane gasworks. It has recently been acquired by the Council, along with the gasworks site for future redevelopment as part of the wider regeneration proposals for Meridian Water. Many elements of the former infrastructure on site have been demolished and the site has been subject to a number of phases of investigation and some limited ground water remediation measures. However, further remediation is essential in order to render the site suitable for redevelopment.
- 1.2 The site is bounded by Meridian Way to the east, the railway line to the west Leaside Road to the south. The site is relatively flat but rises at the southern end where an embankment adjoins Leaside Road. A number of earth bunds are present, originally located to prevent vehicular access at the perimeter and to inhibit movement around the site. To the north of the site are steps leading to a disused subway which passes below the railway line to Willoughby Lane, which contains a medium pressure gas main.
- 1.3 The site surface generally comprises heavily vegetated rough ground with a small area of tarmac road running from the site entrance in the north east, where a signalled controlled junction with Meridian Way has been created. Strands of Giant Hogweed have been identified on the site. This is an invasive species and requires management and control. Japanese Knotweed is also present on part of the site and this will also require treatment.
- 1.4 No trees or structures on site have been identified as suitable as bat roosts. An ecological walkover has identified habitat potentially suitable to support common reptile species but no reptiles were found during subsequent reptile surveys.

2 Proposal

- 2.1 This application, together with that for the adjoining Willoughby Lane former gasholders site reported elsewhere on this agenda (15/04173/RE4) proposes the remediation of contaminated soils and shallow groundwater and the removal of buried structures. The need for remediation of the deep groundwater beneath the London Clay will be considered following additional investigation and risk assessment and is outside the scope of this current planning application.
- 2.2 The remediation strategy covers soil remediation, former abstractions wells and proposed remediation, shallow groundwater remediation objectives and options.
- 2.3 Soil remediation will involve excavation to a nominal depth of 1.6m below final ground levels to reveal significant contamination and structures/foundations. It is anticipated that the site will be raised by an average of 0.5m, less in the north where the site will grade into the existing road and a greater increase in the south. The depth of excavation is likely to range between 1.6m in the north to 1m in the south. Excavations will be extended to a greater depth to chase out any gross contamination in the unsaturated zone. To the west of the site, adjacent to the railway, the depth of excavation may be reduced.

- 2.4 The strategy seeks to ensure that significant contamination in the unsaturated zone is removed and shallow structures that may interfere with future building foundations are excavated, without undertaking widespread excavation below groundwater, which may give rise to odour nuisance during the remediation works.
- 2.5 Site works will generate additional traffic, particularly the requirement to export site materials and waste. Procedures will be developed to reduce traffic impact, such as averaging or timing of vehicle movements, route planning on public roads and maximising re-use of material on site where reasonable practicable. The site only has one access direct to the A1055 Meridian Way, which leads north to the A406 North. The currently estimated volume of contaminated soil to be taken offsite for treatment or disposal is approximately 1200m³, which equates to 80 lorry loads involving 160 lorry movements. If waste disposal was to occur Monday to Friday over a 4 week period, this would equate to 4 loads per day. There will be relatively little import of materials into the site.
- 2.6 The applicant confirms that the remediation measures included in this planning application have been developed as part of an overall two stage package of measures that are together designed to enable the site to be safely redeveloped. Once the works currently proposed are completed then further measures will be required. These additional measures do not form part of the current proposals. They will be an integral part of the redevelopment and will be incorporated in a separate application.

3 Relevant Planning decisions

- 3.1 None of direct relevance

4 Consultation

4.1 Statutory and non-statutory consultees

Traffic and Transportation

- 4.1.1 No objections subject to conditions relating to construction management.

Environmental Health

- 4.1.2 No objections. The remediation strategy is acceptable and should ensure there is no risk to human health arising from contamination in the shallow ground. All contaminants potentially below the London clay could pose a risk to controlled waters and the Environment Agency would comment upon this aspect of the strategy. The remediation strategy must be fully implemented in line with the report forming part of the application and a verification report will be required once the remediation works are completed.

Environment Agency

- 4.1.3 No objection to the proposed soils and shallow ground water remediation as a standalone activity, subject to conditions. The Agency note that this is part of a long-term re-development to be subject of further applications.

Transport for London

- 4.1.4 No objection on the basis of the number of trips per day as a result of the remediation works. TfL are content that this figure will present minimal impact on the road. TfL are therefore content that the proposal meets the required standards. However, they recommend that a condition be set to prevent HGV movements to and from the site between 07:00 – 08:00am and 17:00 – 18:00pm. This would further prevent any impact during peak hours

Historic England

- 4.1.5 On the basis of an updated Historic Environment Desk Based Assessment, Historic England confirms that there is now sufficient information to determine the application. They advise that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is attached to require an investigation to be undertaken to advance understanding. The condition recommended requires no works to take place until a written scheme of investigation has been submitted to and approved.

Network Rail

- 4.1.6 No objections. The application must ensure that the development does not encroach on Network Rail land, affect the safety, operation or integrity of the railway and its infrastructure, undermine its support zone, place additional load on cuttings, over-sail or encroach upon the air-space of any Network Rail land, cause to or obstruct or interfere with any works or proposed works or Network Rail development now or in the future.

London Borough of Haringey

- 4.1.7 No comments received

4.2 Public

- 4.2.1 Letters have been sent to the occupiers of 432 adjoining and nearby properties. No responses have been received.

5 Relevant Policy

5.1 London Plan

- 2.13 Opportunity areas and intensification areas (Upper Lee Valley)
- 2.14 Areas for regeneration
- 5.21 Contaminated land
- 5.22 Hazardous substances and installations.
- 6.3 Assessing effects of development on transport capacity
- 7.8 Heritage assets and archaeology

5.2 Core Strategy

- CP1 Strategic Growth Areas
- CP2 Housing supply and locations for new homes (Central Leaside/Meridian Water)

CP32 Pollution
CP37 Central Leaside
CP38 Meridian Water

5.3 Development Management Document

DMD44 Conserving and enhancing heritage assets
DMD64 Pollution control and assessment
DMD66 Land contamination and instability
DMD67 Hazardous installations
DMD70 Water quality

5.4 Other relevant policy

NPPF
NPPG
Central Leaside AAP
Meridian Water Master Plan

6 Analysis

Principle

- 6.1 The application site forms part of the Meridian Water regeneration area where the Council expects to see the delivery of at least 5000 new homes along with associated infrastructure and employment opportunities. The remediation of these sites is a necessary initial phase of the regeneration process and therefore this application is welcomed.

Impact on neighbouring amenity

- 6.2 Unlike the former gasholder site, this site does not adjoin any residential properties. The nearest adjoining occupiers are Tesco and Ikea to the east and industrial premises to the south. It is considered the proposed works would have no undue detrimental impact on the operations of these existing premises, subject to conditions relating to construction management and dust control.

Traffic Impact on adjacent road network

- 6.3 The applicant has confirmed that the development would generate a limited number of daily HGV movements. This is acknowledged by both Transport for London and the Council's Traffic and Transportation team who raise no objections to the development in terms of impact on the local highway network, subject to conditions controlling hours of working and construction management.

Environmental Impact

- 6.4 There is both national and local policy support for the remediation of contaminated sites to protect human health and the environment and to bring sites back into beneficial use.
- 6.5 The Environment Agency has confirmed that the proposals are acceptable in themselves. They note that the works proposed seek only to deal with visible gross contamination and this may not preclude the need for subsequent soils remediation

based on proposed future development. The applicant acknowledges the potential need for future remediation associated with any redevelopment scheme.

- 6.6 The applicants planning statement confirms that the site contains two invasive species, Giant Hogweed and Japanese Knotweed. A condition is recommended requiring these to be eradicated from the site in accordance with a strategy that has first been agreed.

Flood Risk

- 6.7 The site is shown in Flood Zone 1 and not at risk of fluvial flooding. A small area of flooding to the south east of the site is identified in the 1 in 200 year event. The LBE preliminary flood risk assessment (PFRA) indicated that there had been no groundwater incidents across the site to date. The detailed Level 2 SFRA for the wider Meridian Water development area states that the area is not considered at significant risk of groundwater flooding. There is a residual risk of flooding as a consequence of reservoir failure. The proposed remediation works are temporary and the limited flood risk will be assessed and managed as part of the applicants construction environmental management plan.

7 Conclusion

- 7.1 The proposed remediation is welcomed as the necessary first stage for the redevelopment of this site and the longer term regeneration ambitions for Meridian Water.

8 Recommendation:

- 8.1 That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to conditions:

- 1 No development approved by this planning permission shall take place until a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the submitted remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action has been submitted to and approved in writing by the local planning authority. Any changes to the verification plan require the express written consent of the local planning authority. The scheme to be implemented as approved.

Reason: To ensure full documentation of the work completed and evidence that it will not lead to long-term adverse impact on groundwater quality

- 2 Within 6 months of the completion of the remediation (or another timeframe otherwise agreed in writing with the local planning authority) a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification

plan. The long-term monitoring and maintenance plan shall be implemented as approved

Reason: To demonstrate that there is not an unacceptable risk to groundwater quality from the site.

- 3 No development should take place until a site-wide groundwater management and long-term monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the development does not have an adverse impact on groundwater quality.

- 4 No development approved by this planning permission shall take place until a risk assessment is undertaken to quantify the effect of increased infiltration and leaching following the soil remediation.

Reason: To prevent pollution of controlled waters.

- 5 That all open-topped vehicles entering or leaving the site which are carrying materials to be removed from the site shall be fully sheeted to prevent wind entrainment of such materials.

Reason: To safeguard the amenities of the occupiers of adjoining and nearby properties.

- 6 That works in connection with the remediation of the site shall be undertaken only in accordance with the details and particulars forming part of the application hereby approved.

Reason: To safeguard the amenities of the occupiers of adjoining and nearby properties.

- 7 That works in connection with the remediation of the site, including the movement of lorries to and from the site, shall only take place between 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays and at no other time except with the prior written approval of the Local Planning Authority. No HGV movements to and from the site shall take place between 07:00 – 08:00am and 17:00 – 18:00pm Monday to Friday.

Reason: To safeguard the amenities of the occupiers of adjoining and nearby properties and to safeguard the free flow of traffic on the adjoining highway.

- 8 That works shall not commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan should include:
- a) Photographic condition survey of public carriageways, verges and footways in the vicinity of the site;
 - b) Map showing routing of vehicles used for the delivery to or removal of material from the site;
 - c) Access arrangements to the site;
 - d) Wheel cleaning methodology and facilities;
 - e) Contractors parking;
 - f) The estimated number and type of vehicles per day/week;
 - g) Details of vehicle holding area;
 - h) Details of the vehicle call up procedure;
 - i) Details of any changes to on-street waiting and loading restrictions that will be required;
 - j) Details of measures to protect pedestrians and other highway users from construction activities on the highway;
 - k) Coordination with other development projects in the vicinity;
 - l) Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including the extent of hoarding, pedestrian routes and remaining road width for vehicle movements;
 - m) measures to control dust and emissions from the proposed remediation works; and
 - n) details of the location of soil processing area

The development shall be carried out in accordance with the approved Construction Management Plan.

Reason: To minimise the impact of construction works upon highway safety, congestion and parking availability and to safeguard the amenities of the occupiers of adjoining and nearby properties and to ensure that material removed from the site is not deposited on local roads.

- 9 Works shall not commence on site until a written scheme of investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. For land that is included in the WSI, no demolition or development shall take place other than in accordance with the approved WSI, which shall include the statement of significance and research objectives; and
- A The programme and methodology of site investigation and recording and the nomination of a competent person (s) or organisation to undertake the agreed works;
 - B The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
- Reason: To ensure the recording of any archaeology on site.

- 10 No development shall commence until a Japanese Knotweed and Giant Hogweed eradication strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy is to be implemented as approved unless otherwise agreed in writing.

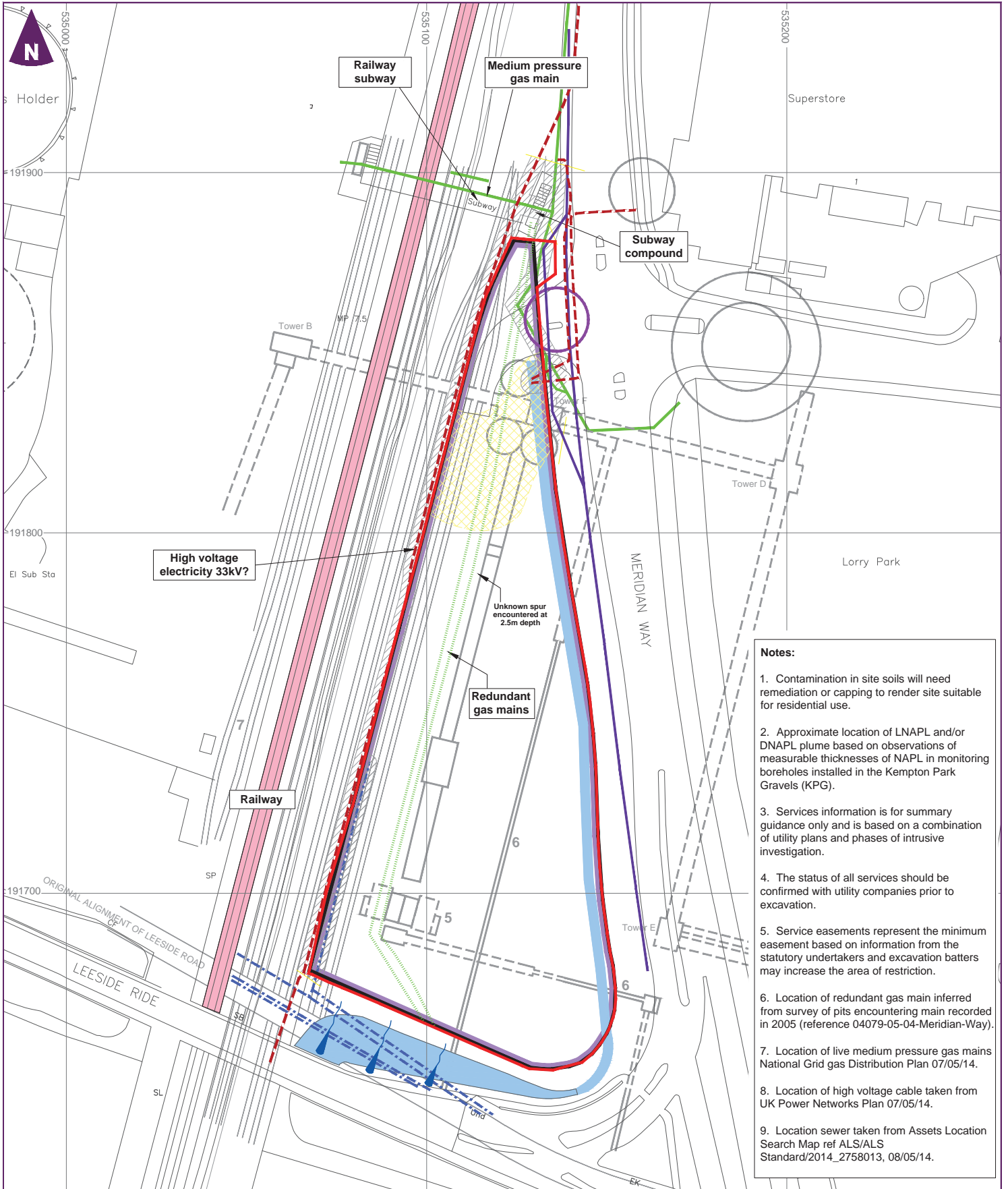
Reason: To ensure that the Japanese Knotweed and Giant Hogweed, identified as an invasive species, is eradicated and does not spread.

- 11 All areas of scrub or similar vegetation where birds may nest, and which are to be cleared as part of this application, are to be cleared outside the bird breeding season

(mid-February – mid-September inclusive) or if clearance during the bird-nesting season cannot be avoided, a suitably qualified ecologist shall survey the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance will proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with local and national policy and wildlife legislation.

12 C51 Time limited permission



- Notes:**
1. Contamination in site soils will need remediation or capping to render site suitable for residential use.
 2. Approximate location of LNAPL and/or DNAPL plume based on observations of measurable thicknesses of NAPL in monitoring boreholes installed in the Kempton Park Gravels (KPG).
 3. Services information is for summary guidance only and is based on a combination of utility plans and phases of intrusive investigation.
 4. The status of all services should be confirmed with utility companies prior to excavation.
 5. Service easements represent the minimum easement based on information from the statutory undertakers and excavation batters may increase the area of restriction.
 6. Location of redundant gas main inferred from survey of pits encountering main recorded in 2005 (reference 04079-05-04-Meridian-Way).
 7. Location of live medium pressure gas mains National Grid gas Distribution Plan 07/05/14.
 8. Location of high voltage cable taken from UK Power Networks Plan 07/05/14.
 9. Location sewer taken from Assets Location Search Map ref ALS/ALS Standard/2014_2758013, 08/05/14.

Key

Site boundary	Electric (easement unknown)	Standoff buffer for services
Development boundary	BT overhead line	Buffer around site perimeter, 1m off boundary then 45° batter to base of excavation.
Access	Surface water drain (easement unknown)	
Historical feature	Approximate location of LNAPL and/or DNAPL plume in Kempton Park Gravels	
Gas Medium Pressure (easement of 3m either side)	Limitation due to significant topographic change	
Redundant gas mains		

0 m 50 m
Scale 1:1000 @ A3

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