

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 1 st March 2022
Application reference:	213919
Applicant:	London Borough of Waltham Forest
Location:	Willowfield College, 209 Blackhorse Road, Walthamstow, London, E17 6ND
Proposed development:	Single storey extension to north east wing to provide new activity studio to replace existing, two storey extension to south west wing to provide 7 new classrooms, office space and external student area at roof level, hard and soft landscaping, internal remodelling, bicycle parking, refuse/recycling storage and associated works to facilitate one form entry expansion of school.
Wards affected:	High Street
Appendices:	None

1. INTERNAL CONSULTATION

- 1.1. Since the publication of the committee report, one additional representation was received on 23 February 2022 from the Council's Contaminated Land Officer. The representation has recommended that land contamination assessment and asbestos survey would be required as part of the pre-commencement conditions.

2. AMENDMENTS TO CONDITIONS

- 2.1. Since the publication of the committee report, condition 15 and 16 have been added and would read as follows:

(Condition 15) Asbestos

The developer must either submit evidence that the site building(s) were built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval, before commencement (except to the under-croft area). The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason: To ensure the risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS13 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM34 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

(Condition 16) Contamination

Prior to commencement of construction works (except to the under-croft area), a scheme including the following components (where applicable) to address the risk associated with site contamination shall be submitted to and approved in writing by the Local Planning Authority (LPA).

A) A Desk Study report including a preliminary risk assessment and conceptual site model.

B) A ground investigation based on the findings of the Desk Study Report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C) The results of the investigation and revised risk assessment and based on these, in the event that remediation measures are identified necessary a remediation strategy shall be submitted giving full details of the remediation measures required and how they will be undertaken.

D) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete

Any investigation and risk assessment must be undertaken in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR11). In the event that additional significant contamination is found at any time when carryout the approved development it must be reported immediately to the LPA.

For the avoidance of doubt, this condition can be discharged on a section-by-section basis.

Reason: To ensure the risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS13 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM34 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

3. RECOMMENDATION

3.1. Officer's recommendation remains unchanged.