

LONDON BOROUGH OF WALTHAM FOREST

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| Committee/Date: | Planning – 14 June 2022 |
| Application reference: | 214002 |
| Applicant: | London Borough of Waltham Forest |
| Location: | The Lodge, Coroners Court Mortuary and Lodge, 124 Queen’s Road, Walthamstow, London, E17 8QP |
| Proposed development: | Demolition of existing buildings and construction of a 2-storey replacement mortuary building. Works to include the provision of car parking spaces, secure cycle storage and associated landscaping. Demolition and reinstatement of gates, piers, and capping. |
| Wards affected: | Markhouse |
| Appendices: | None |

1. INTERNAL CONSULTATION

- 1.1. Since the publication of the committee report, one additional representation was received on 7 June 2022 from the Council’s Contaminated Land Officer. The representation has recommended to amend the wording on the contaminated land condition following the submission of a Site Investigation Report (dated February 2021) received on 31 May 2022.

| INTERNAL CONSULTEES | Response |
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| Environmental Health Team | <p>Contamination</p> <p>Following the submission of the Site Investigation Report suggest the following amendments to contaminated land condition:</p> <p>Change the wording from:</p> <p>“Prior to commencement of construction works, 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).”</p> <p>To:</p> <p>“Prior to the occupation of the development, a scheme including the following components (where applicable) to address the risk</p> |

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| | <p>associated with site contamination shall be submitted to and approved in writing by the Local Planning Authority (LPA).”</p> <p>Officer comment: amended condition will be attached to any permission.</p> |
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2. AMENDMENTS TO CONDITIONS

- 2.1. Since the publication of the committee report, condition 2 and 17 have been updated and would read as follows:

(Condition 2)

The development hereby approved shall be carried out in accordance with the following drawings and maintained as such throughout the lifetime of the development.

Drawing Plans

- (Site Location Plan) NPS-Z1-XX-DR-A-060 P1 dated 7 December 2021
- (Existing Site Plan) NPS-Z1-XX-DR-A-061 P1 dated 10 December 2021
- (Existing Floor Plan) NPS-Z1-XX-DR-A-063 P1 dated 16 December 2021
- (Existing Roof Plan) NPS-Z1-XX-DR-A-067 P1 dated 10 December 2021
- (Existing Block Plan) NPS-Z1-XX-DR-A-073 P1 dated 10 December 2021
- (Existing North and West Elevations) NPS-Z1-XX-DR-A-068 P1 dated 16 December 2021
- (Existing South and East Elevations) NPS-Z1-XX-DR-A-069 P1 dated 16 December 2021
- (Proposed Site Plan) NPS-Z1-00-DR-A-062 P4 dated 20 May 2022
- (Proposed Indicative Swept Path/Vehicle Tracking) NPS-Z1-00-DR-A-072 P2 dated 6 May 2022
- (Proposed North and West Elevations) NPS-Z1-XX-DR-A-070 P3 dated 17 May 2022
- (Proposed South and East Elevations) NPS-Z1-XX-DR-A-071 P4 dated 17May 2022
- (Proposed Ground Floor Plan) NPS-Z1-00-DR-A-064 P3 dated 6 May 2022
- (Proposed First Floor Plan and Lower Ground Floor Roof) NPS-Z1-00-D-A-065 P3 dated 6 May 2022
- (Proposed First Floor Upper Roof Plan) NPS-Z1-00-DR-A-066 P3 dated 6 May 2022
- (Proposed Block Plan) NPS-Z1-XX-DR-A-074 P2 dated 6 May 2022

Documents

- Design and Access Statement Issue 4 dated 25 May 2022
- Arboricultural Impact Assessment dated 16 June 2021
- Archaeological Desk Based Assessment dated 15 December 2021
- Drainage Strategy dated 13 December 2021
- Preliminary Roost Assessment version 1.0 dated 18 March 2021
- Nocturnal Bat Survey Report version 1.0 dated 1 November 2021
- Outline Construction Logistics Plan dated November 2021
- Plant Sound Analysis dated 5 February 2022
- Heritage Statement v2 dated December 2021
- Planning Statement v2 dated December 2021
- Rights to Light dated January 2022
- Site Investigation Report dated February 2021

Reason: For the avoidance of doubt and in the interests of proper planning.

(Condition 17) Contaminated Land

Prior to occupation of the development, 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.