

Application reference: 22/1443/DD07
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
23.09.2024	23.09.2024	18.11.2024	18.11.2024

Site:
Land At The Woodville Centre And St Richard's Ce Primary School Ham

Proposal:
Details pursuant to condition U0152767 - Contaminated Land Investigation (Part B & C)

Status: Pending Decision (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME
Riaz Anwar
Civic Centre
44 York Street
Twickenham
TW1 3BZ

AGENT NAME
Mr DOMINIC QUINN
a3architecture LONDON Ltd.
118 BECKENHAM ROAD
BECKENHAM
BR3 4RH
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:
Internal/External:
Consultee
LBRUT Environmental Health Contaminated Land

Expiry Date
10.10.2024

Neighbours:

-

History: Development Management, Appeals, Building Control, Enforcements:

<u>Development Management</u> Status: WNA Date:22/08/2000	Application:00/2008 Erection Of Nursery Building For 52 Children.
<u>Development Management</u> Status: GTD Date:13/12/1984	Application:84/1208 Siting of mobile office for one day per week.
<u>Development Management</u> Status: GTD Date:21/11/1988	Application:88/1726 Change of material to fascia cladding.
<u>Development Management</u> Status: GTD Date:22/03/2023	Application:22/1443/FUL Alterations to Woodville Centre, including relocating vehicular access and new boundary treatment along Woodville Road, and alteration to nursery boundary. New Multi Use Games Area (MUGA) for school

and community use with associated fencing and hard standing at St Richard's CE Primary School along with new access from Ashburnham Road; improvements to playing field and creation of a grassed mound

<u>Development Management</u> Status: GTD Date:10/07/2024	Application:22/1443/DD01 Details pursuant to condition U0152760 - Construction Method Statement, U0152761 - Ecological Construction Management Plan, U0152766 - Hard and Soft Landscaping Scheme, U0152762 - AMS/Tree Protection, and U0152767 - Contaminated Land Investigation (Part A only), of planning permission 22/1443/FUL.
<u>Development Management</u> Status: GTD Date:07/03/2024	Application:22/1443/DD02 Details pursuant to condition U0152769 - Drainage of planning permission 22/1443/FUL.
<u>Development Management</u> Status: GTD Date:08/12/2023	Application:22/1443/DD03 Details pursuant to condition U0152764 - Boundary Treatment, of planning permission 22/1443/FUL.
<u>Development Management</u> Status: GTD Date:16/11/2023	Application:22/1443/DD04 Details pursuant to condition U0152765 - MUGA fencing, of planning permission 22/1443/FUL.
<u>Development Management</u> Status: GTD Date:03/05/2024	Application:22/1443/DD05 Details pursuant to condition U0152772 - Community Use Agreement, of planning permission 22/1443/FUL.
<u>Development Management</u> Status: GTD Date:03/05/2024	Application:22/1443/NMA Non-material amendment to condition 'U0152781 S278 Agreement' of planning permission 22/1443/FUL to set out that the said highway works will be secured by the necessary arrangements with Council as the Local Highways Authority'. Refer to the full description as set out with the planning application form.
<u>Development Management</u> Status: GTD Date:08/03/2024	Application:22/1443/DD06 Details pursuant to condition U0152773 - Ecological Enhancements
<u>Development Management</u> Status: PDE Date:	Application:22/1443/DD07 Details pursuant to condition U0152767 - Contaminated Land Investigation (Part B & C)

<u>Building Control</u> Deposit Date: 28.01.1994 Reference: 94/0110/BN	Removal of windows/doors & timber surrounds
<u>Building Control</u> Deposit Date: 30.09.1997 Reference: 97/1450/FP	Disabled access improvements

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

I therefore recommend the following:

1.

REFUSAL

☐
2.

PERMISSION

☒
3.

FORWARD TO COMMITTEE

☐

This application is CIL liable

☐ YES*

☒ NO

(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement

☐ YES*

☒ NO

(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online
(which are not on the file)

☐ YES

☒ NO

This application has representations on file

☐ YES

☒ NO

Case Officer (Initials): EMC

Dated: 28.10.24

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management: RDA

Dated: 13.11.24

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

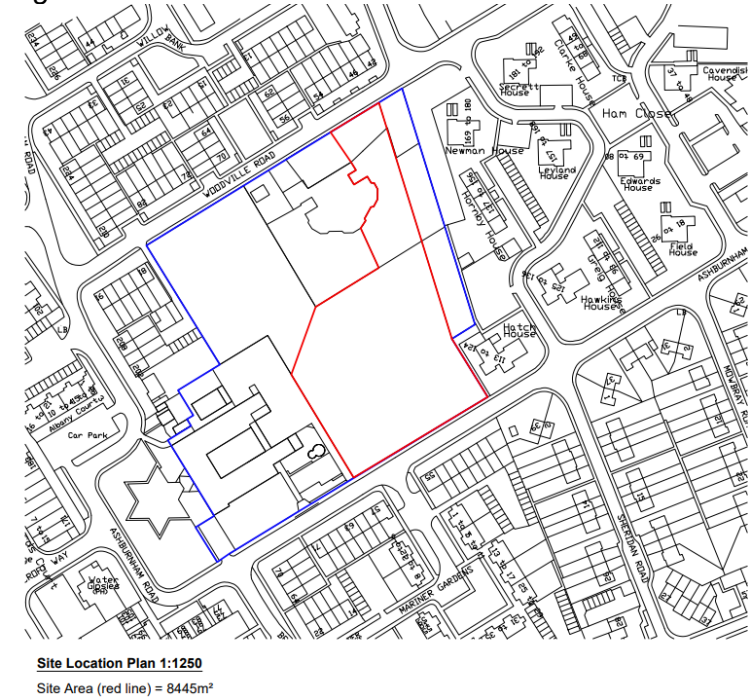
CONDITIONS
INFORMATIVES

Application Number	22/1443/DD07
Address	Ham Day Centre, Woodville Road, Ham, Richmond, TW10 7QW
Proposal	Details pursuant to condition U0152767 - Contaminated Land Investigation (Part B and C) of planning permission 22/1443/FUL.
Contact Officer	Emer Costello
Target Determination Date	18/11/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The Proposal:
Details pursuant to condition U0152773 - Ecological Enhancements of planning permission 22/1443/FUL for 'Alterations to Woodville Centre, including relocating vehicular access and new boundary treatment along Woodville Road, and alteration to nursery boundary. New Multi Use Games Area (MUGA) for school and community use with associated fencing and hard standing at St Richard's CE Primary School along with new access from Ashburnham Road; improvements to playing field and creation of a grassed mound'. Granted 22/03/2023

Figure 1. Site Plan



The condition states:
U0152767 Contaminated Land Investigation No works associated with the proposed MUGA shall occur until:
a) a preliminary risk-assessment is submitted to and approved in writing by the local planning authority.
b) a site-investigation has been conducted to consider the potential for contaminated land and shall be submitted to and approved in writing by the local planning authority.
c) Pending the recommendations of the site investigation, a remediation method statement shall be submitted to and approved in writing by the Local Planning Authority, describing measures to make the site suitable for the intended use by removing unacceptable risks to sensitive receptors.
REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

Key Planning History
Please see the cover sheet above for full planning history.

22/1443/DD01 Details pursuant to condition U0152760 - Construction Method Statement, U0152761 - Ecological Construction Management Plan, U0152766 - Hard and Soft Landscaping scheme, U0152762 - AMS/Tree Protection, and U0152767 - Contaminated Land Investigation (Part A), of planning permission 22/1443/FUL. Granted 10.07.24

2.CONULTATION

Internal Consultees	
LBRUT Contamination	No objection. Parts B & C of this condition may be discharged.

22/1443/DD06 Details pursuant to condition U0152773 - Ecological Enhancements Granted Permission 08/03/2024

22/1443/NMA Non-material amendment to condition 'U0152781 S278 Agreement' of planning permission 22/1443/FUL to set out that the said highway works will be secured by the necessary arrangements with Council as the Local Highways Authority'. Refer to the full description as set out with the planning application form.
Granted Permission 03/05/2024

22/1443/DD03 Details pursuant to condition U0152764 - Boundary Treatment, of planning permission 22/1443/FUL. Granted Permission 08/12/2023

22/1443/DD04 Details pursuant to condition U0152765 - MUGA fencing, of planning permission 22/1443/FUL. Granted Permission 16/11/2023

22/1443/DD05 Details pursuant to condition U0152772 - Community Use Agreement, of planning permission 22/1443/FUL. Granted Permission 03/05/2024

22/1443/DD02 Details pursuant to condition U0152769 - Drainage of planning permission 22/1443/FUL. Granted Permission 07/03/2024

3.AMENDMENTS
None

4.OFFICER ASSESSMENT

Committee Report (22/1443/FUL)

Paragraph 7.6 of the Committee Report sets out that the LBRUT Contamination Officer recommended the conditions below:

Condition 6. Land Contamination – EA It is recommended as best practice that all site desk study, site investigation, remediation strategies and verification reports submitted for planning purposes are undertaken by a suitably qualified person, preferably registered as a SILC/SQP. We recommend that for brownfield site developments – especially on sites with higher risk previous uses – desk study reports, site investigations, remedial strategies and verification reports are signed off under the National Land Quality Mark Scheme (NQMS). Any unexpected contamination encountered during development of a site should be reported to the Environmental Health Officer (EHO) in accordance with Building Regulations Approved Doc C.

10. Contaminated Land Investigation

No works associated with the proposed MUGA shall occur until: a) a preliminary risk-assessment is submitted to and approved in writing by the local planning authority. b) a site-investigation has been conducted to consider the potential for contaminated-land and shall be submitted to and approved in writing by the local planning authority. c) Pending the recommendations of the site investigation, a remediation method statement shall be submitted to and approved in writing by the Local Planning Authority, describing measures to make the site suitable for the intended use by removing unacceptable risks to sensitive receptors. REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

Condition 11. Contaminated Land Remediation

Prior to first use of the proposed MUGA, any remediation as required by Condition 'Contaminated Land Investigation', shall be completed and a verification report produced on completion of the remediation, shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

Committee Minutes

None.

Committee Addendum

None.

Summary

The two issues raised on the Committee Report are that the works need to be carried out by a suitably qualified consulted and that any remediation works required arising from the Contaminated Land Investigation should be done prior to first use. These are discussed further in the officer assessment section below.

Supplied Information

- ELAB, Results Summary Report Number 24-55435, issue Number 1 received 23 Sept 2024.
- Contamination Assessment Intrusive Investigation for the Woodville Centre by Hemsley Consulting Ref: HC6101 dated 11.09.24 received 23 Sept 2024.

Officer Assessment

- a) a preliminary risk-assessment is submitted to and approved in writing by the local planning authority.
 - b) a site-investigation has been conducted to consider the potential for contaminated land and shall be submitted to and approved in writing by the local planning authority.
 - c) Pending the recommendations of the site investigation, a remediation method statement shall be submitted to and approved in writing by the Local Planning Authority, describing measures to make the site suitable for the intended use by removing unacceptable risks to sensitive receptors.
- REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

As set out in the planning history above:
22/1443/DD01 Details pursuant to condition U0152767 - Contaminated Land Investigation (Part A) of planning permission 22/1443/FUL was granted on 10.07.24.

The scope of this condition is to discharge Parts B & C only.

U0152767 - Contaminated Land Investigation	
a) a preliminary risk-assessment is submitted to and approved in writing by the local planning authority.	<p>The Contaminated Land Report (Preliminary Risk Assessment) along with its Appendix A, B & C by Hemsley Consulting Ref HC 6101/001 dated 21.03.24 were received 17 April 2024 (PRA) was supplied for 22/1443/DD01.</p> <p>The recommendations set out that an intrusive investigation covered the MUGA, Playing Field and School Garden.</p> <p>It is noted that the scope of the PRA surveyed all of the land in the blue line (going beyond the red line for example including the playing field and school garden, see figure 1 above).</p> <p>This part of the condition was discharged via 22/1443/DD01 on 10.07.24</p>
b) a site-investigation has been conducted to consider the potential for contaminated land and shall be submitted to and approved in writing by the local planning authority.	<p>Yes. Contamination Assessment Intrusive Investigation and Risk Assessment for the Woodville Centre by Hemsley Consulting Ref: HC6101 dated 11.09.24 received 23 Sept 2024 (Site Investigation, 2024).</p> <p>These cover the MUGA, Playing Field and School Garden.</p> <p>The site investigation is satisfactory.</p>

	This is set out at Section 2 of the report.
c) Pending the recommendations of the site investigation, a remediation method statement shall be submitted to and approved in writing by the Local Planning Authority, describing measures to make the site suitable for the intended use by removing unacceptable risks to sensitive receptors.	<p>Yes. The Site Investigation Report Sept 2024 sets out at Section 4 the proposed methods of remediation.</p> <p>This covers the MUGA, Playing Field and School Garden. As noted, the scope of the condition is the land within the red line.</p> <p>There is no objection to the proposed methods of remediation.</p>

Suitably qualified consultant

The works were carried out by WK Elson PhD C Eng MICE the Director of Hemsley Consulting Civil and Structural Engineers and the Council raise no objection to this.

Remediation prior to first use

Remediation works are required. An informative will be applied drawing the applicant's attention which specifies that such works should be carried out 'prior to first use' of the MUGA.

Overall, the Council's Contamination Officer has been consulted. The Site Investigation and proposed remediation methodology are acceptable. It is recommended that both Part B and Part C may be discharged.

4. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of the below condition U0152767 - Contaminated Land Investigation (Part B & C) of planning permission 22/1443/FUL have been met. This condition may be **DISCHARGED**.