

London Borough of Sutton

Environment, Housing and Regeneration Directorate

Assistant Director, Housing, Planning and Regeneration -
Simon Latham



Your Ref:
My Ref: CLC2018/00075
E-mail: denuka.gunaratne@sutton.gov.uk

Call Centre: 020 8770 5070

Date: 07/08/2018

Please reply to:

Miss Hattie Nelson
Dunthorne Parker Architects.
Unit 22
The Artworks
London
SE17 1AY

Denuka Gunaratne
Planning Officer
Environment, Housing and
Regeneration
London Borough of Sutton
24 Denmark Road
Carshalton
Surrey
SM5 2JG
www.sutton.gov.uk

Dear Ms Nelson,

**RE: Approval of details required by conditions of Planning Permission reference
D2017/77760.**

I refer to your submission received on 01st May 2018, for the application to clear conditions 6, 7 and 9 of the above referenced planning approval.

Conditions Approved

Condition 7 – CONSTRUCTION LOGISTICS PLAN

(7) No development shall commence until a Construction Logistics Plan has been submitted to and approved in writing by the local planning authority.

Reason: To protect the amenity of nearby residential properties and the surrounding highway network during construction.

Documents submitted:

DPA DUNTHORNE PARKER ARCHTECTS CONSTRUCTION MANAGEMENT PLAN / RISK ASSESSMENT for ORCHARD COURT, PARKGATE ROAD, WALLINGTON, SM6 0AN related to PLANNING CONSENT D2017/77760/FUL

This condition has been considered acceptable as per the submitted information, and as such, the Council approves the submitted details noted below in respect of Condition 7.

Condition 9 – ENERGY STATEMENT.

(9) Prior to building work starting on site, an Energy Statement including 'as designed' Building Regulations Part L1B outputs prepared under the Standard Assessment Procedure (SAP), must be submitted to the Local Planning Authority and approved in writing which demonstrates how each of the converted dwellings will minimise CO2 emissions through application of the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) and achieve at least a 10% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD

Documents submitted:

OG ENERGY LTD ENERGY STATEMENT ORCHARD COURT, PARKGATE ROAD, SM6 0AN Date: 30 April 2018

This condition has been considered acceptable as per the submitted information, and as such, the Council approves the submitted details noted below in respect of Condition 9.

Condition Part Approved

Condition 6 – ASSESSMENT OF RISKS POSED BY ANY CONTAMINATION.

(6) No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, no development shall commence until a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 28 days of the report being completed and approved in writing by the local planning authority.

Reason: To comply with Policy DM11 of Sutton's Site Development Policies DPD.

Documents submitted:

PHASE I DESK STUDY REPORT FOR ORCHARD COURT, PARKGATE ROAD, WALLINGTON, SM6 0AN 18-04-08 Revision 0 APRIL 2018 Prepared by Demeter Environmental Ltd

This condition is part approved.

In assessing this condition the Council's Environmental; Protection Officer has made the following comments

Demeter Environmental Ltd identified a potential risk from made ground that could be located underneath the site. As such, they recommended further investigation in the proposed garden areas or to remove the made ground within the garden and landscaped areas. The Environmental; Protection Officer is happy with either approach and would not expect the natural strata to represent a risk to human health.

A remedial strategy and/or a verification report are still required and not in a position to recommend discharge of condition 6 on consent D2017/77760. It is noted that the applicant wants to carry out a site investigation which is a reasonable approach. However, given the wording of this condition, it can only be discharged fully if

- (a) Following an assessment, no unacceptable risks from contaminants in, on, or under the land had been identified, or
- (b) Following remedial works, a verification report had been submitted to the Local Authority and this was acceptable.

The Environmental Protection officer would be happy to review the site investigation once completed.

For the above reasons the first part of the condition is acceptable and has been part discharged. Therefore a remedial strategy and/or a verification report are still required.

Conditions Previously Approved

None

Conditions Approved

Conditions 7 and 9.

Conditions Part Approved

Condition 6

Conditions yet to be Approved

Conditions 5, 8, 10, 11, 12 and a remedial strategy and/or a verification report relating to Condition 6 are still required.

Informatives:

The remaining conditions (1), (2), (3) and (4) listed in the original consent must be complied with, though compliance is not dependant on the submission of details for approval by the Local Planning Authority.

Advice Notes

Please note that once details have been submitted by you and approved by the Council, you still need to ensure that those approved details are effectively implemented on-site. You are also reminded that other conditions of permission may need to be complied with on an ongoing basis.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Mary Morrissey', with a horizontal line extending to the right.

Mary Morrissey, Strategic Director
Environment, Housing and Regeneration
London Borough of Sutton