

PLANNING GRANTED



Mr Nick Finney
13
Fitzroy Street
London
W1T 4BQ

Please reply to: Ms Claire Williams
Email: Planning.decisions@enfield.gov.uk
My ref: 20/00111/RE4
Date: 18 June 2020

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

LOCATION: IKEA West Car Park 6 Glover Drive London N18 3HF
REFERENCE: 20/00111/RE4
PROPOSAL: Relocation of 393 parking spaces from the existing northern car park and store front to the existing hard standing areas to the west and south of the store together with hard and soft landscaping and associated works.

By virtue of Regulation 4 of the Town and Country Planning General Regulations, 1992 the proposal, as described above, is development for which permission is deemed to be **GRANTED** on behalf Enfield Council, by the Planning Committee (or under Delegated Powers) subject to the following condition(s):-

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:


260637-T-SK-04 Rev B, 260637-T-SK-01 Rev C, 260637-T-SK-02 Rev C and 260637-T-SK-03 Rev B

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

3 The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved details before the development is occupied or use commences.

IMPORTANT – Enfield residents should register for an online Enfield Connected account. Enfield Connected puts many Council services in one place, speeds up your payments and saves you time – to set up your account today go to www.enfield.gov.uk/connected

Sarah Cary
Executive Director Place
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY
www.enfield.gov.uk

 If you need this document in another language or format contact the service using the details above.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

4 Prior to first use of the proposed development, details of any boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved details before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

5 Prior to first use of the proposed development, details of any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

6 The development shall not commence until details of trees, shrubs and grass to be planted on the site have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

7 The development shall not commence until a Sustainable Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The details shall be based on the disposal of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and should be in line with our DMD Policy SuDS Requirements:

- a) Shall be designed to a 1 in 1 and 1 in 10 year greenfield runoff rate (with the allowance of climate change), with overflows provided for higher order events
- b) Follow the SuDS management train and London Plan Drainage Hierarchy by providing a number of treatment phases corresponding to their pollution potential
- c) Levels, sizes, storage volumes, cross-sections, long-sections (where appropriate) and specifications of all SuDS measures including rain gardens, swales and filter strips
- d) The system must be designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact
- e) Clear ownership, management and maintenance arrangements must be established
- f) Overland flow routes for exceedance events

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD Policy 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF and to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value

8 Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:

- o As built drawings of the sustainable drainage systems including level information (if appropriate)
- o Photographs of the completed sustainable drainage systems
- o Any relevant certificates from manufacturers/ suppliers of any drainage features
- o A confirmation statement of the above signed by a chartered engineer

Reason : To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

9 Prior to first use of the development, details of the design of the trolley enclosures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and maintained as such thereafter.

Reason: In the interests of visual amenity within the street scene.

10 The development hereby permitted shall not come in to use until the existing northern car park within the application site shown on drawing no. 260637-T-SK-01 Rev C is closed and measures to prevent public access implemented, in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the highway network and encouraging the use of sustainable transport methods.

11 Details of Electric Vehicular Charging points (EVCPs) including siting shall be provided in accordance with London Plan standards (minimum 10% of spaces to be provided with electric charging points and a further 10% passive provision for electric vehicles in the future) shall be submitted to and approved in writing by the Local Planning Authority. All electric charging points shall be installed in accordance with the approved details prior to first occupation of the development and permanently retained.

Reason : To ensure that the development complies with sustainable development policy requirements of the London Plan.

12 Prior to the first use of the development, details of the entry and exit restrictions of vehicles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and maintained as such thereafter.

Reason: To ensure that vehicles that exceed height and width restrictions do not impact on highway safety and the free flow of traffic.

13 No more than 393 parking spaces shall be provided within the application site.

Reason: In the interests of the highway network and encouraging the use of sustainable transport methods.

14 No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority.

This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework, the London Plan and the Enfield Local Plan.

15 Prior to any part of the permitted development being brought into use, a verification report demonstrating the 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.

Reasons: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

16 The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been 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.

Reasons: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework.

17 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework, the London Plan and the Enfield Local Plan.

18 A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured,

protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reasons: The Remediation Baseline report highlights that historic investigations have been undertaken around IKEA. Additionally, the planning statement confirms that further ground investigation will be undertaken. Any boreholes installed at the development site to investigate groundwater resources if not decommissioned correctly can provide preferential pathways for contaminant movement which poses a risk to groundwater quality. Groundwater is particularly sensitive in this location because the proposed development site is within source protection zone 1. To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 170 of the National Planning Policy Framework and Position Statement N Groundwater Resources of 'The Environment Agency's approach to groundwater protection'.

Dated: 18 June 2020

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer
claire.williams@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
See condition 2		Drawing

Additional Information

1 The Environmental Permitting (England & Wales) Regulations 2016 make it an offence to cause or knowingly permit a groundwater activity unless authorised by an Environmental Permit which we will issue. A groundwater activity includes any discharge that will result in the input of pollutants to groundwater.

2 We recommend that developers should:

1. Follow the risk management framework provided in 'Land contamination: risk management', when dealing with land affected by contamination.

2. Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site. The local authority can advise on risk to other receptors, such as human health.

3. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.

4. Refer to the contaminated land pages on gov.uk for more information.

5. We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination.

3 It is recognised that the proposed car park is to serve the IKEA store and will be managed as part of the wider store site. Subject to the agreement of details to be submitted pursuant to Condition 11, Electric Vehicle Charging points can be located in the most suitable location within the wider IKEA car park'

Next Steps:

1. If your conditions require the submission of further details, you can find the appropriate forms and information at <https://www.planningportal.co.uk/>

2. There may be further consents to be obtained before progressing with your development. Please consider checking your deeds for reference to covenants, bye-laws which may apply. Please consider potential licensing requirements.

Building Regulations

Your proposal may require Building Regulations approval. Contact our Building Control team for advice on how to obtain any necessary consent.

<https://new.enfield.gov.uk/services/planning/building-control/>