

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 08 July 2025
Application reference:	243102
Applicant:	London Borough of Waltham Forest
Location:	Low Hall Argall Avenue, Leyton, London, E10 7AS
Proposed development:	Demolition of existing structures and construction of a single-storey double height 3-bay vehicle workshop with associated works.
Wards affected:	St James
Appendices:	None

1. RECOMMENDATION

1.1. That Planning Permission be **GRANTED** subject to

- Resolving the outstanding Environment Agency's objection under Delegated Authority

2 REASONS REFERRED TO COMMITTEE

2.1. The application has been referred to Planning Committee as the Council is the applicant.

3 SITE AND ITS SURROUNDINGS

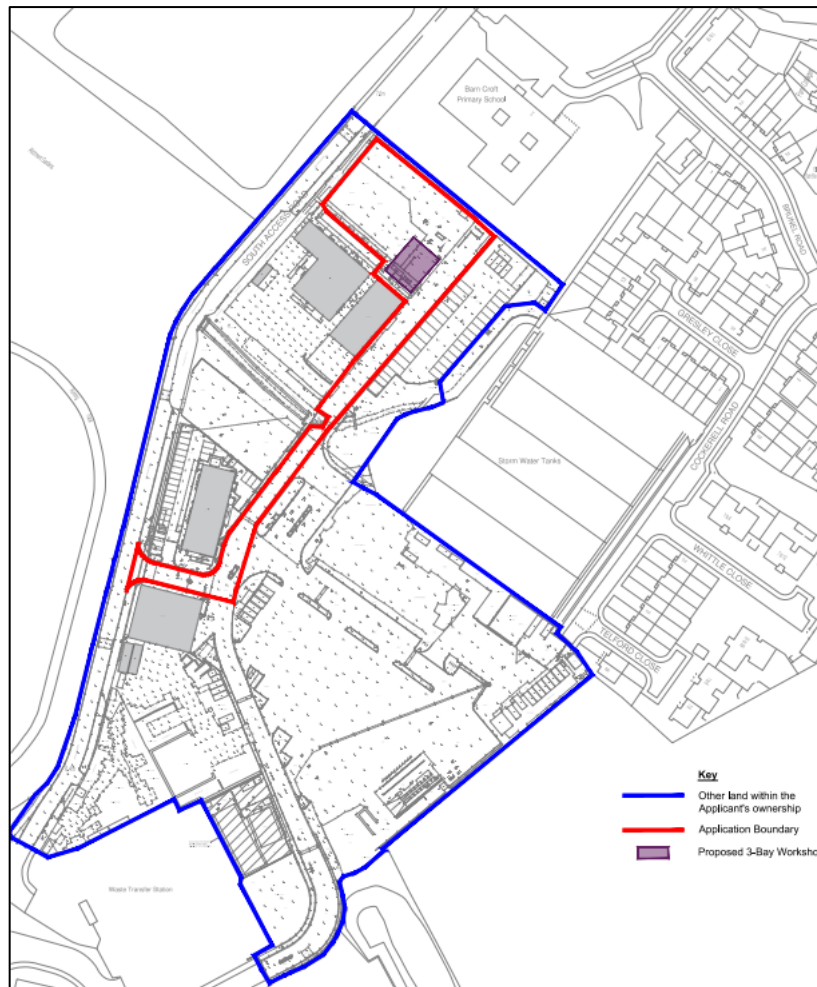
3.1. The site comprises the Council Depot located at Low Hall Argall Avenue, Leyton, London, E10 7AS. The subject site comprises existing toilet blocks, and the wider depot includes a number of permanent and temporary buildings and structures which facilitate various Council functions, including Highways and Waste and Recycling Services.

3.2. The wider site and structures to which the current application relates are not located within a Conservation Area, none of the structure and buildings on site are listed, and the site is not subject to an Article 4 direction.

3.3. The site is within the Argall Avenue Extension Locally Significant Industrial Location, the Upper Lea Valley Opportunity Area and Argall Avenue Strategic Location, a Tier 3 Archaeological Priority Area, and Flood Zone 3a.

3.4. To the north west of the site on the opposite side of the public highway is the St James's Park and Cheshire Field Allotments, to the north east is the Barn Croft Primary School (separated from the structures by a parking area and a heavily

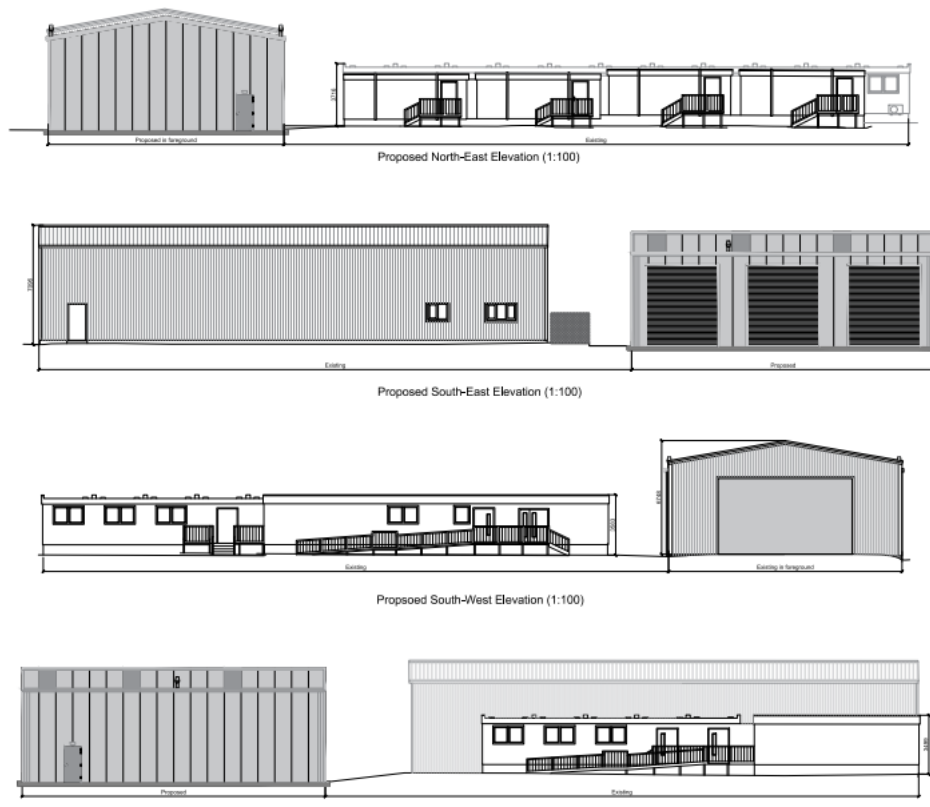
treed boundary), and to the south east and south west is the remainder of the depot, the Dagenham Brook and some Thames Water settling tanks. There are no immediate neighbouring properties in residential use.



Site Location Plan

4 APPLICATION PROPOSAL

- 4.1. This application is seeking planning permission for the construction of a permanent 3 bay vehicle workshop, measuring 14 metres by 18 metres with a maximum height of 6.748 metres. The building would be rectangular in form with three roller shutter doors to the south east elevation, two pedestrian access doors to the north east and north west elevations, and roof lights. The building would be constructed of steel to match the existing adjacent workshop.



5 RELEVANT HISTORY

Planning

- 5.1. 241662 - Variation of conditions 2 (time limit for removal) and 3 (approved plans) and deletion of condition 6 (construction logistics plan) of planning permission 191637 (construction of three single storey temporary structure for use as one workshop and two office blocks. construction of six single storey buildings for use as toilets and bathroom facility, granted 16/09/2019). The effect of the variations and deletion would be to change the date on which the temporary buildings are required to be demolished to 31st December 2044 (condition 2), amend the approved position of the welfare facilities (condition 3) and remove the requirement for a construction logistics plan (condition 6). – Approved (with Conditions and Informatives)
- 5.2. 240466 - Variation of condition 2 of planning permission 191637, granted 16/09/2019 to change the date on which the temporary buildings are required to be demolished to 31st December 2027 – Withdrawn
- 5.3. 191637 – Construction of three single storey temporary structure for use as one workshop and two office blocks. Construction of six single storey buildings for use as toilers and bathroom facility – Approved (with Conditions and Infomatives)
- 5.4. 153198 – An application for prior notification for demolition – demolition of (workshop) building – Prior approval granted

Pre-application

- 5.5. PRE_24_0346 – Erection of a new single-storey double height 3-bay vehicle workshop and erection of a new substation and switchroom including utility trenching and associated works, as part of the site-wide optimisation of Low Hall depot. – Advice given summary: *“The proposals are acceptable in principle with the technical matters of highways impacts and flooding to be addressed through requested supporting documents and relevant consultations with the live applications.”*

Planning Enforcement

- 5.6. No enforcement history.

Adjacent sites/ neighbouring properties

- 5.10 None relevant.

6 PUBLIC CONSULTATION

- 6.1. Site notices were put up around the site on 28 January 2025. The Council circulated consultation letters to neighbouring residents on 21 January 2025.

- 6.2. The following properties have been consulted:

- Waltham Forest Community Transport, Low Hall Argall Avenue
- Training Centre, Low Hall Argall Avenue
- Accident Prevention Unit, Low Hall Argall Avenue
- Fleet Management, Low Hall Argall Avenue
- Education Site, Low Hall Argall Avenue
- C T Plus, Low Hall Argall Avenue
- Atilo House, Argall Avenue
- Independent Distribution South Access Road
- 40 South Access Road
- Civic Amenity Centre, 42 South Access Road
- Barncroft Primary School, 2 Brunel Road
- 9 to 18 Gresley Close
- 21 to 39 (odds) Cockerell Road
- 1 to 6 Whittle Close

As a result of the public consultations, no representations have been received.

7 OTHER CONSULTATIONS

7.1. The following internal and external consultees were consulted, with comments received provided below:

Table 4: Summary of consultee responses

Consultees	Comments
Place and Design	The height and massing of the workshop is in keeping with the size of the neighbouring workshop, and of an appropriate scale and height.
Highways	<p>Amendments are required to the Outline CLP.</p> <p>No comments on highway boundary, parking, walking and cycling, and road safety.</p> <p>No objections to drainage matters, referring to Emergency Planning Team.</p> <p>Planning conditions:</p> <ul style="list-style-type: none"> Detailed CLP condition <p>Drainage:</p> <p>Clarification required on rainwater harvesting tank specification.</p>
Trees Officer	<p>The claimed de minimis exemption with regards to mandatory BNG is agreed.</p> <p>Preliminary Ecological Appraisal and Preliminary Roost Assessment states that the on site impacts would be negligible due to existing condition and use of the site, though potential impacts to adjacent habitats and species are identified and recommendations are made for mitigation. These findings are agreed and the document should form part of the approved documents in conditions.</p> <p>Row of trees to the north of the site are sufficiently distanced from the proposed building to avoid damage during construction.</p> <p>Greening provision should be considered as the wider site masterplan rather than sought under this application.</p> <p>Conditions: CLP, PEA: lighting strategy, habitat boxes</p>
Emergency Planning Team	A detailed emergency evacuation plan is required in the event that an Environment Agency Flood Warning is issued.
Environment Agency	<p>In absence of acceptable Flood Risk Assessment (FRA) objection is maintained. To overcome the objection the following issues must be addressed:</p> <ul style="list-style-type: none"> Finished Floor Levels are not above the 1% annual probability + climate change flood level – River Lee Model 2014

Consultees	Comments
	<p>- Inadequate flood storage compensation has been provided</p> <p>The applicant should submit a revised FRA which demonstrates that adequate flood storage compensation arrangements will be made to ensure that there will be no loss in flood storage capacity on site. Proposed flood storage compensation schemes should be hydraulically and hydrologically connected to the area of floodplain which will be lost as a result of the proposed development. The best way to compensate for flood storage loss is to recreate an area of floodplain that mimics the area, shape and volume of the section of floodplain that has been lost by the development. If this cannot be achieved, we are likely to maintain our objection to the application.</p>
Historic England (GLAAS)	The significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition.
Natural England	Based on the plans submitted, Natural England considered that the proposed development will not have significant adverse impacts on designated sites and has no objection.
Energy and Sustainability	The proposals fall outside the scope of Part L and therefore of our energy requirements.

8 DEVELOPMENT PLAN

8.1. Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:

- A) the provisions of the development plan, so far as material to the application;
- B) any local finance considerations, so far as material to the application; and
- C) any other material considerations.

8.2. Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Waltham Forest comprises the Waltham Forest Local Plan LP1 (2024), and the London Plan. Other planning policies are material considerations.

The London Plan (2021)

8.3. The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital from 2019 to 2041.

8.4. The relevant policies within the London Plan 2021 relevant to this application are considered to include but not limited to:

- GG2 Making Best Use of Land
- GG6 Increasing efficiency and resilience
- D1 London's form, character and capacity for growth
- D4 Delivering good design
- D12 Fire Safety
- D14 Noise
- E5 Strategic Industrial Locations (SIL)
- E6 Locally Significant Industrial Sites
- T7 Deliveries, servicing and construction

Shaping the Borough – Waltham Forest Local Plan LP1 (2024)

8.5. The draft version of the Local Plan underwent Regulation 18 public consultation between July 2019 and September 2019 and consultation on the proposed submission version between 26 October 2020 and 14 December 2020. It underwent examination and consultation on proposed modifications concluded on 21 September 2023. The Waltham Forest Local Plan (LP1) was subsequently adopted 29 February 2024 and therefore now forms a key part of the development plan in determining all planning applications. The previous Core Strategy (2012) and Development Management Policies (2013) are superseded by LP1.

8.6. The relevant policies are:

- Policy 1 Presumption in Favour of Sustainable Development
- Policy 9 South Waltham Forest
- Policy 25 Safeguarding and Managing Change in Strategic Industrial Locations
- Policy 26 Safeguarding and Managing Change in Locally Significant Industrial Sites
- Policy 27 Safeguarding and Managing Change in Borough Employment Areas
- Policy 50 Noise, Vibration and Light Pollution
- Policy 53 Delivering High Quality Design
- Policy 60 Promoting Sustainable Transport
- Policy 62 Public Transport
- Policy 63 Development and Transport Impacts
- Policy 65 Construction Logistics Plans
- Policy 66 Managing Vehicle Traffic
- Policy 77 Green Infrastructure and the Natural Environment
- Policy 79 Biodiversity and Geodiversity
- Policy 82 The Lee Valley Regional Park

- Policy 85 A Zero Carbon Borough
- Policy 87 Sustainable Design and Construction
- Policy 90 Contaminated Land
- Policy 91 Managing Flood Risk

9 MATERIAL PLANNING CONSIDERATION

National Planning Policy Framework (2024)

- 9.1. The revised National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as at the heart of the framework.
- 9.2. For decision-taking the NPPF states that the presumption means "approving development proposals that accord with an up-to-date development plan without delay" and where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless "...any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination".
- 9.3. The NPPF gives a centrality to design policies; should be locally led, well-designed, and of a consistent and high-quality standard. Local planning authorities (LPAs) are to make sure that the quality of approved developments does not materially diminish 'between permission and completion, as a result of changes being made to the permitted schemes.
- 9.4. The specific policy areas of the NPPF considered to be most relevant to the of this application are as follows:
 - Achieving sustainable development
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Making effective use of land
 - Achieving well-designed places
 - Meeting the challenge of climate change, flooding and coastal change

Other Planning Guidance

- 9.5. The London Plan, Supplementary Planning Guidance – Housing (2016)

10 LOCAL FINANCE CONSIDERATIONS

- 10.1. Local Finance Considerations are a material consideration in the determination of all planning applications. Local Finance Considerations can include either a grant that has been or would be given to the Council from central government or money that the council has received or will or could receive in terms of Community Infrastructure Levy (CIL).
- 10.2. There are no grants which have been or will or could be received from central government in relation to this development.
- 10.3. The Council has not received and does not expect to receive income from LBWF CIL in relation to this development.
- 10.4. The Council has not received and does not expect to receive income from Mayoral CIL in relation to this development.

11 ASSESSMENT

- 11.1. The main issues for consideration, in relation to the proposed development are as follows:
 - A) Principle of Development
 - B) Design and Appearance
 - C) Noise and Nuisance
 - D) Transport and Highways
 - E) Environment and Sustainable Design

A. Principle of Development

- 11.2. Policies 25, 26 and 27 seek to safeguard and manage change in Strategic Industrial Locations, Locally Significant Industrial Sites and Employment Areas. These in turn seek to support new development where it provides improved high-quality, fit for purpose industrial/employment space and infrastructure allowing for future flexibility, the existing industrial capacity must be retained or intensified
- 11.3. Understanding the site to be a Locally Significant Industrial Site, housing a number of the Council transport functions, it is acknowledged that the increased provision of workshop space to support the operations on site would optimise site capacity.
- 11.4. Additionally, given the context and nature of the immediate area, being a Council depot and storage facility, the principle of development of the site would remain compatible in terms of land use in line with Local Plan Policies 25, 26 and 27.

B. Urban Design and Heritage

- 11.5. Policy 53 states that the Council will expect a high standard of urban and architectural design for all the new development.
- 11.6. The proposed workshop would be of functional design approach, utilising rectangular form under low dual pitched roof. 14 metres by 18 metres with a

maximum height of 6.748 metres. The roof and elevations would be constructed with painted metal cladding in Posco Goosewing Grey to match the neighbouring buildings. The south-east elevation would comprise three larger roller shutter doors. The design has been informed by the functional needs of the building, as the height enables vehicles to be lifted to be serviced, though they are considered to be consistent with the character of the wider site being of similar height and massing in the wider context. The Council's Design Officer agrees with this view and raises no objections.

- 11.7. The application has been supported by an Archaeological Desk-Based Assessment as the site is located within a Tier 3 'River Lea' Archaeological Priority Area. This found potential for the site to contain remains though they are identified to be of 'limited heritage significance' and given the extensive previous disturbance of the site over the previous decades, it is anticipated that any findings in this location would have already been removed or truncated. Historic England have reviewed the application and supporting documents, concluding that the significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition to secure a written scheme of investigation.

C. Noise and Nuisance

- 11.8. Policy 50 of the Local Plan seeks to ensure that noise, vibration and light pollution as a result of developments will be assessed and minimised by requiring noise assessments where necessary and stating that the orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses.
- 11.9. The application has been supported by a Noise, Ventilation and Sustainability Statement which states that the building would be designed to meet standards for acoustic performance and noise transmission would be limited. Furthermore, the proposed vehicle exhaust ventilation system will be provided with sound attenuation to reduce discharge noise.
- 11.10. The nearest residential properties are a substantial distance away from the application site, located well beyond the typical separation distances required to mitigate amenity impacts. Given this considerable distance, officers consider that the development is unlikely to result in any adverse impacts on the amenities of residential occupiers, particularly in terms of noise, light pollution, or privacy.

D. Transport and Highways

- 11.11. The NPPF (2024) states that development should take opportunities to promote walking, cycling and public transport use. Policy T1 of the London Plan (2021) states that proposals should support the delivery of the Mayor's strategic target

of 80% of all trips in London to be made by foot, cycle or public transport by 2041 and requires developments to make the most effective use of land, reflecting its connectivity and accessibility by existing and future transport, walking and cycling routes and ensure that any impacts on London's transport networks and supporting infrastructure is mitigated.

- 11.12. Policy T5 of the London Plan (2021) seeks proposals to help remove barriers to cycling and create a healthy environment in which people choose to cycle by securing the provision of appropriate levels of cycle parking, which should be fit for purpose, secure and well located.
- 11.13. Policy 60 of the Waltham Forest Local Plan LP1 (2024) sets out that the Council will promote sustainable with new developments expected to contribute to more attractive, accessible, healthy and safe streets, places and neighbourhoods.
- 11.14. The application comprises a 'minor development' that would not have any demonstrable impacts on the movements to and from the site with regards to the established operations and use on the wider site. The application has been supported by a Transport Access Appraisal which concludes there would be no change in trip generation by staff associated with the workshop. Hence, the impact on the local highway network can reasonably be expected to be negligible in terms of users. There is no additional parking proposed as a result of the development and existing access would be utilised. The supporting information includes a swept path analysis demonstrating sufficient manoeuvring space to enter and exit the workshop with no impact on adjacent existing parking spaces.
- 11.15. The application is accompanied by an Outline Construction Logistics Plan (OCLP) and Construction Management Plan (CMP). The Council's Highways Development team requested several changes and clarifications to the submitted Outline CLP prior to the determination of the application. The applicant team are addressing these matters with the Highways Officers and Outline CLP will be approved prior to the issuing of any approval.
- 11.16. Additionally with any forthcoming planning consent, an appropriately worded pre-commencement condition will be attached requiring the submission of a detailed CLP in accordance with Policy 65 of the adopted Waltham Forest Local Plan LP1 (2024).

E. Environment and Sustainable Design

Contaminated Land

- 11.17. The site has potential for contamination given the site's current and historic waste and recycling uses. The application has been supported by a Phase 1 Geoenvironmental Desk Study which confirmed that there is a medium risk of encountering Unexploded Ordinance on site with hazards identified on site as follows:

- Geotechnical Hazards: Site within an area of high risk of compressible deposits and low risk of running sands with a moderate risk of shrinking and swelling clays.
- Potential Risks to Human Health: on-site contamination expected, however direct soil contact is expected to be minimal. Medium risk of UXO.
- Potential Ground Gas Risks: potential for identified ground gases.
- Potential Risk to Controlled Waters: possibility for contaminated water to enter Dagenham Brook and to potable water supplies.

The report recommends that an intrusive investigation is carried out to determine the extent of the contamination in light of the above identified potential risks.

11.18. The Council's Environmental Team has no objections to the application, provided conditions are met regarding contaminated land and asbestos. These include submitting an asbestos survey or evidence that the building was constructed post-2000, conducting a contaminated land investigation with a potential remediation strategy and reporting and addressing any unexpected contamination during construction. These conditions ensure compliance with Policy SD1 of the London Plan (2021) and Policy 90 of the Waltham Forest Local Plan LP1 (2024).

Flooding

11.19. Policy 91 of the Waltham Forest Local Plan (2024) requires a site-specific Flood Risk Assessment (FRA) for developments in Flood Zones 2 or 3, as well as certain developments within Flood Zone 1, including those over one hectare in size, involving a more vulnerable use, or located in areas with critical drainage issues. The site is located within Flood Zone 3a and Flood Risk Assessment has been submitted.

11.20. The Environment Agency have been consulted on the application and have raised objection on the basis of two reasons:

- Finished floor levels are not above the 1% annual probability + climate change flood level (River Lee Model 2014)
- Inadequate flood storage compensation provided with the development

11.21. The consultation response provided by the Environment Agency has included detail of how to overcome the objection, by raising the floor levels, or providing justification as to why this is not possible and providing flood storage compensation within an updated Flood Risk Assessment.

11.22. The applicant team have engaged with Environmental Health directly with the Local Planning Authority to seek to address the objections raised and Officers recommend resolving the outstanding Environment Agency's objection under

Delegated Authority subject to no additional material changes to the development.

- 11.23. The Council's Drainage Team have been consulted on the application and requested clarification regarding the specification of the rainwater harvesting tanks and whether the EA have been consulted on the scheme. The Emergency Planning team have also been consulted on the scheme and have advised that a detailed emergency evacuation plan must be in place or submitted in the event that an Environment Agency Flood Warning is issued. This will be the subject of a condition.

Biodiversity Net Gain

- 11.24. Policies GG1, G1 and G5 of the London Plan (2021) require new development to incorporate urban greening features such as street trees, green roofs, green walls, raingardens and nature-based sustainable drainage. Policy 79 of Waltham Forest Local Plan LP1 (2024) sets out that schemes should demonstrate a minimum 10% biodiversity net gain using the Defra Biodiversity Metric 2.0 (or subsequent version), even where development proposals do not result in biodiversity loss. Biodiversity net gain is now also a statutory requirement under the Town & Country Planning Act 1990 for most new developments.
- 11.25. The mandatory BNG requirement does not apply in this instance as it meets the de minimus exemption within the legislation given there is no existing vegetation on the subject site. This view has been confirmed by a Preliminary Ecological Assessment (PEA) which indicates that the site has very few ecological constraints due to the small scale of the proposed works, lack of protected species or vegetation on site. There are a number of recommendations and mitigations proposed in the PEA, including lighting strategy and habitat boxes for biodiversity enhancements, the provision of which are secured by condition.

12 ADDITIONAL CONSIDERATIONS

Public Sector Equality Duty

- 12.1. In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
- 12.2. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- 12.3. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- 12.4. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

- 12.5. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 12.6. The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered and may be balance against other relevant factors.
- 12.7. It is considered that the recommendation to grant permission in this case would not have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 12.8. In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.
- 12.9. You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

13 CONCLUSION

- 13.1. The application has been considered against the relevant development plan policies and other material considerations and found on balance to be acceptable. The principle of development is accepted as the substation and switch room are required as part of the wider site optimisation works. There are no harms identified with regards to visual or residential amenities, with no technical objections raised.
- 13.2. It is recommended that planning permission be granted subject to conditions and informatives.

14 RECOMMENDATION

- 14.1. The Planning Committee is recommended to grant planning permission subject to resolving the outstanding Environment Agency's objection under Delegated Authority, and the conditions and informatives below.
- 14.2. Conditions and Reasons
 1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents and thereafter maintained as such for the lifetime of the development:
 - NPS-XX-00-D-A-001 Rev P3 dated 03/01/2025

- NPS-ZZ-00-D-A-002 Rev P3 dated 03/01/2025
- NPS-ZZ-00-D-A-004 Rev P3 dated 03/01/2025
- NPS-ZZ-00-D-A-006 Rev P2 dated 03/01/2025
- NPS-ZZ-00-D-A-007 Rev P2 dated 03/01/2025
- Design and Access Statement dated 18/12/2024
- Drainage Scheme Design (Ref. P0543/RPRT/001) Rev 1 dated 04/04/2025
- Phase 1 Ground Investigation Ref. 24.10.035a-f03 dated December 2024 (Inc. Appendix A, B, C & D)
- Phase 2 Ground Investigation by Evolve Norse Ltd (Ref. 24.10.035-f01_ dated February 2025
- Reasonable Exception Statement
- Transport Access Appraisal (Ref. 23116/N01) dated December 2024
- Preliminary Ecological Appraisal & Preliminary Roost Assessment Version 2.0 dated 18 December 2024
- Noise, Ventilation and Sustainability Statement dated 16/12/2024
- Archaeological Desk-Based Assessment by Cotswold Archaeology Ref. MK1181_1 dated November 2024

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

2. 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):

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 including a verification plan shall be submitted giving full details of the remediation measures required, how they will be undertaken and data requirements, including compliance criteria and monitoring details.

Any investigation and risk assessment must be undertaken in accordance with the Environment Agency's Land contamination risk management (LCRM). In the event that additional significant contamination is found at any time when carrying out 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 90 of the adopted Waltham Forest Local Plan LP1 (2024).

3. Prior to occupation, a verification report relating to contamination, if remedial works are required in relation to Condition 2, shall be provided setting out a complete record of all remediation activities and evidence that it has been successful including quality assurance certificates and photographic evidence shall be submitted to and agreed in writing by the Local Planning Authority.

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 90 adopted Waltham Forest Local Plan LP1 (2024).

4. 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 an 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. 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 in accordance with Policy 90 of the adopted Waltham Forest Local Plan LP1 (2024).

5. No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:
 - a) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - b) Where appropriate, details of a programme for delivering related positive public benefits

- c) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Historic assets of Archaeological interest are present on site, which the Local Planning Authority seeks to ensure are investigated and conserved, in compliance with Policy 73 of the adopted Waltham Forest Local Plan Part 1 (2024).

6. Prior to the commencement of development on site a Detailed Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The logistics plan shall include details of site access, journey planning, access routes, hours of delivery, temporary traffic arrangements or restrictions, site operation times, loading and unloading locations and material storage. All works shall be carried out in accordance with the approved details throughout all demolition and construction works.

Reason: To ensure considerate construction and to protect the amenities of the nearby residents to ensure that disruption is kept to a minimum and does not affect highway traffic flows, to comply with Policy 65 of the adopted Waltham Forest Local Plan LP1 (2024).

7. The development shall be carried out in accordance with the approved ecological assessment (Preliminary Ecological Appraisal & Preliminary Roost Assessment Version 2.0 dated 18 December 2024) including recommendations and necessary mitigation measures and thereafter retained in perpetuity.

Reason: In the interest of biodiversity and local amenity, in accordance with Policy 79 of the adopted Waltham Forest Local Plan Part 1 (2024).

8. Prior to the occupation of the development an Emergency Evacuation Plan must be submitted to and approved in writing by the Local Planning Authority to include, but not limited to;
- who receives the flood warnings at the depot,
 - responsibility for making the decision to evacuate,
 - communication with staff about evacuation (and any contractors that may be on the site i.e. any teams servicing the substation),
 - muster points / evacuation routes (including secondary evacuation routes if required).

The approved plan shall and remain in place for the lifetime of the development, unless otherwise agreed.

Reason: To ensure that adequate procedures are in place in the likelihood of a flood emergency in accordance with Policy 91 of the adopted Waltham Forest Local Plan LP1 (2024).

Informatives

1. To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which have been followed in this instance, and offers a pre-planning application advice service.
2. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.
3. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
 - On or within 8 metres of a main river (16 metres if tidal)
 - On or within 8 metres of a flood defence structure or culvert including any buried elements (16 metres if tidal)
 - On or within 16 metres of a sea defence
 - Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - In a floodplain more than 8 metres from the riverbank, culvert or flood defence structure (16 metres if it is a tidal main river) and you do not already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

4. The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
5. Trench work which extends onto the public highway along the access road from Argall Avenue is proposed. The applicant will need to consult the Council's NRSWA team for appropriate licenses.
6. **IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences**
 - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For

example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a Certificate of Lawfulness.