

Robbie McNaugher
Planning, Regeneration and Development
Haringey Council
River Park House
225 High Road
London
N22 8HQ

robbie.mcnaugher@haringey.gov.uk

28/09/2022

Dear Robbie,

Former Clarendon Road Gasworks, Wood Green, Haringey

Submission of details pursuant to fully discharge condition 31(CON2) of planning permission HGY/2017/3117

This submission is made by St William Homes LLP ('St William') (the applicant) and contains details pursuant to condition 31(CON2) of planning permission HGY/2017/3117 relating to B3 and B4 buildings. This submission is the last application pursuant to condition 31 and subsequently seeks the full discharge of the condition.

Application Context

London Borough of Haringey granted planning permission for the redevelopment of the Site in April 2018 (Planning Application Ref: HGY/2009/0503). The approved description of development for the 2018 Planning Permission is as follows:

'Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works;

realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.'

This submission seeks to fully discharge condition 31(CON2) of planning permission HGY/2017/3117 in order for the construction of B3 and B4 to proceed.

Application Content

This application comprises:

- Application Form;
- Site Location Plan
- 5192204_Block B3 & B4 Verification Report_Rev 2.0

Payment of the correct fee will be made via the Planning Portal website as is now required.

Condition 31 (CON2)

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Summary

I trust that this application contains sufficient information to allow condition 31(CON2) to be fully discharged for Blocks B3 & B4 and for the associated details to be approved. I would be grateful if you could confirm safe receipt at your earliest convenience and please do not hesitate to contact me should you have any queries regarding this application.

Yours sincerely,

Laura Moore
Technical Coordinator
laura.moore@stwilliam.co.uk