

6th September, 2022



Planning, Regeneration & Economy
Haringey Council
River Park House
225 High Street
Wood Green
London
N22 8HQ

Luke Challenger BA(Hons) MPlan MRTPI
E: luke.challenger@blackboxplanning.co.uk
T: 07765 158 987

36 King Street
Bristol
BS1 4DZ
BlackBoxPlanning.co.uk

BY EMAIL

Dear Sirs,

Discharge of Conditions 11 (Crossrail 2 Safeguarding), 13 (Business and Community Liaison Construction Group), 14 (Site Levels), 17 (Mobile Machinery), 20 (Dust Mitigation Strategy), and 15, 16, 42, 44 and 47 (Contamination) relevant to land off Brook Road and Mayes Road, N22 approved under application number: HGY/2017/2886

I write on behalf of Austringer Capital Ltd. to submit a planning application for the above. The site is located on land off Brook Road and Mayes Road, Wood Green, London N22 6TN which was granted planning permission on 22nd February 2021 with the following description of development:

Demolition of existing building and erection of a 6-9 storey building providing 161 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail/ office unit (Use Classes A1-A4 and B1), plus associated infrastructure and landscaping works.

As outlined in the Non-Material Amendment application associated with this site (ref: HGY/2022/1076), a new Phasing Strategy has subdivided Phase 1 into updated Phases 1 and 2. As such, this report addresses the Discharge of Conditions relating to the updated Phase 1. The conditions being sought for approval are listed below along with the material that we are submitting to discharge them.

Condition 11 – Crossrail 2 Safeguarding

The information submitted to discharge this condition is comprised of:

- Design and Construction statement (Furness Consulting Engineers) (August 2022).

Report provides the information in accordance with the requirements to discharge this condition by addressing the following requirements:

- *Accommodate the proposed location of the Crossrail 2 structures including temporary works*
- *Accommodate ground movement arising from the construction thereof,*

- *Mitigate the effects of noise and vibration arising from the operation of Crossrail 2 within its tunnels and other structures.*

Condition 13 – Business and Community Liaison construction Group

The Business and community Liaison construction group Terms of Reference (August 2022) provides information to discharge this condition.

Condition 14 – Conformation of site levels

The Existing Levels Topographical Survey (ref – YB005 / TOO) and the Existing and Proposed Levels (Bowman Riley) (13th June 2022) (ref- 8688-BOW-A1-01-DR-A-0002-P1) provide the relevant information to discharge this condition

Condition 17 – Mobile Machinery

This information is not yet available as demolition and construction phases have not yet commenced. This information will be provided by the site contractors and will be registered ahead of the relevant trigger point in the condition. Proof of registration will subsequently be submitted, discharging this condition.

Condition 20 – Air Quality (Dust)

Air Quality and Dust Management Plan (Miller Goodall) (June 2022) provided pertains to the information required to discharge this condition.

Conditions 15, 16, 42, 44 and 47 – Contamination remediation

The Site Investigation and Contamination Assessment Report (BEK Geo-environmental Consulting Engineers) (July 2022) and Borehole Monitoring details accompany this application.

The report sets out contamination and remediation strategy relevant for the discharge of this condition.

I trust the information provided within this letter and its supporting documentation provides the necessary information to discharge the conditions fully. If you have any queries, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'L. Challenger', with a long, sweeping horizontal line extending to the right.

Luke Challenger MRTPI
Associate