

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2620

Ward:

Date received: 29/09/2022

Drawing number of plans: Hybrid Planning Application Boundary (Drawing No. SK410) Technical Note Rev 2.0 prepared by Atkins dated 28 September 2022, Cover letter from St Williams dated 28/09/2022

Address: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8

Proposal: Approval of details pursuant to condition 31 (CON 2) - partial discharge (Land contamination) of planning permission HGY/2017/3117 relating to buildings B3 and B4 only

Applicant: Laura Moore St William

Officer contact: Valerie Okeiyi

2. APPROVED DEVELOPMENT

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; 7,168sqm to 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A5; 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; 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A5; 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. All matters (Appearance, Landscaping, Layout, Scale and Access) are Reserved. 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.

3. CONSULTATION RESPONSE

External

The assessment from Ramboll can be summarised as follows-;

Ramboll was instructed by Haringey Council to assist the Council with the assessment of a verification report and advising of the appropriate recommendation for the discharge of planning condition 31 pursuant to planning permission reference HGY/2017/3117. The planning condition relates to land contamination and remediation work at Clarendon Road Gas Works, which is being redeveloped by St William Homes LLP. Atkins is St William's environmental consultant and has prepared the land contamination remediation strategy and validation report, which Ramboll has reviewed as part of its work.

By way of background, it is understood that Phase 2 of the development (the subject of this report) is to comprise four buildings (B1 to B4) of up to 8-storeys, connected via an underground basement for car parking and associated plant rooms, stair and lift cores, with the remainder of the Phase 2 area comprising landscaping and vehicle/pedestrian access routes. Ramboll's remit was to advise on soft landscaping soil capping layers for areas B3 and B4 of the Phase 2 of the development. Ramboll has not reviewed any other elements of the remediation required to discharge all of condition 31. Ramboll has previously advised on

Blocks A1, A2, A3, A4, B1 and B2 and this report follows a similar format.

Blocks B3 and B4 landscaping was in progress at the time of verification works undertaken by Atkins. Sampling was performed in areas that were representative of completed soil profiles while landscaping of imported materials continued in other areas. Confirmation was provided to Ramboll in a memorandum from St Williams (dated 28th October 2022) has since confirmed that all materials within areas of soft landscaping in B3 and B4 had been placed.

Ramboll considers that the remediation work and validation prepared by Atkins is appropriate to discharge the relevant part of condition 31 relating to soil capping layers for B3 & B4.

The following points explain how Ramboll reached this conclusion:

- Evidence has been provided to confirm that the soil capping layer was installed and is protective of Human Health and Controlled Waters. This includes a Technical Note by Atkins validating the quality of soil and a separate memorandum from St William confirming the construction of the capping layer.
- There is not a clear audit trail confirming the source and quality of material used for the Capillary Break Layer. St William has, however, confirmed that the source of the Capillary Break Layer material complied with its obligations for remediation and re-use of materials at the site. On this basis, Ramboll does not consider the non-compliance to be a material issue.

4. ANALYSIS/ASSESSMENT

Condition 31 – (CON2 Land contamination) reads:

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.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Ramboll has assessed the remediation strategy and its subsequent validation for landscaped areas within blocks B3 & B4 of Phase 2 of the Clarendon development and considers that the information provided is appropriate so to discharge condition 31 in relation to Blocks B3 and B4 only.

5. RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION 31

INFORMATIVE:

The applicant is informed that condition 31 (Land contamination) has only been discharged in part and relates to blocks B3 and B4 only.