

FAO: Valerie Okeiyi

Haringey Council
Planning, Regeneration & Economy Service
6th Floor River Park House
225 High Road
Wood Green
N22 8HQ

22nd November 2022

Dear Valerie,

RE: Planning Permission Ref: HGY/2017/3117; Condition Discharge 30, 63 & 64

This submission is made by St William Homes LLP ('St William') (the applicant) and contains details pursuant to conditions 30, 63 & 64 of planning permission HGY/2017/3117 relating to Blocks D1, D2, D3 and D4.

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 discharge conditions 30, 63 & 64 of planning permission HGY/2017/3117 in order for the occupation of Blocks D1-4 to proceed.

Application Content

This application comprises:

- Application Form;
- Site Location Plan;
- HGY/2017/3117 Decision Notice;
- Blocks D1-D4 elevations
- Blocks D1-D4 window schedules
- Phase 3 Acoustic Design Report
- Blocks D1-D4 Site-wide External Lighting Layout
- Blocks D1-D4 lux calculations
- Blocks D1-D4 IRS TV Schematics

Condition 30

PRE-COMMENCEMENT – Development in accordance with Noise and Vibration Report

a) Prior to the commencement of each phase of the development hereby approved, except for Site Preparation Works, details of the sound attenuation to protect against externally generated (environmental) noise sources including rail transport so as to achieve the internal ambient noise levels detailed in Table 10.14 (Chapter 10, ES October 2017) and BS8233:2014 shall be submitted to and approved in writing by the Local Planning Authority. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings.

b) The approved works are to be completed prior to occupation of the development and retained for the lifetime of the development.

c) Prior to first occupation of the development, a Post Completion Report demonstrating compliance with the mitigation measures in A above shall be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policy 7.15 of the London Plan (2016).

The Clarendon Road Phase 3 Acoustic Design Report has been attached, which shows in Appendix 5, the Acoustic requirements for the building facades. The elevations of each building have also been attached showing each window label indicating the unique window code and window type. The window schedules of each block by floor are also part of the submission, showing the acoustic rating of each window.

Condition 63

PRE- OCCUPATION - Lighting Strategy

Prior to the occupation of each phase a lighting strategy to address all external lighting across the development shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

The following drawings are appended to this application to demonstrate the lighting layout and sufficient lux level coverage;

W257-FRC-DD-00-DR-E-96-0001 – Foreman Roberts Lighting Layout 1

W257-FRC-DD-00-DR-E-96-0002 – Foreman Roberts Lighting Layout 2

W257-FRC-DD-ZZ-RP-E-96-0001 – Foreman Roberts Lux Calculations

Condition 64

PRE- OCCUPATION - Details of Central Dish/Receiving System

Prior to the occupation of each phase development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

To demonstrate compliance with the above condition, the below drawings have been appended to this application;

W257-FRC-DD-XX-DR-E-64-0003 – Block D1/2 IRS schematic

W257-FRC-DD-XX-DR-E-64-0006 – Block D3/4 IRS schematic

I trust that this application contains sufficient information to allow conditions 30, 63 & 64 to be discharged 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,

Edward Friel

Senior Technical Manager