

Officer's Report

Application Number	HGY/2022/4218
Type	Approval of details reserved by a condition
Location	Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal	Approval of details pursuant to Sitewide Condition 16 (Back-Up Diesel Generators) in relation to Plot E (Ashley Road East) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019
Case Officer	Martin Cowie
Valid Date	24/11/2022
Applicant	Please refer to Company name
Agent	Matthew Eyre

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2018/2223

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019.

2. CONSULTATION RESPONSE

LBH Carbon Management Team (Pollution):
No comment.

3. ANALYSIS/ASSESSMENT

Condition 16 reads:

Back-up Diesel Generators – Details of EU Stage V Emission Standards Compliance (LBH Environmental Health)

Prior to the installation of back up diesel generators on the application site, details of generator compliance with EU Stage V Emission Standards for Generator Set Engines shall be provided in writing to and for approval by the Local Planning Authority. Installation shall be in compliance with the approved details and maintained thereafter.

REASON: to protect air quality and the amenity of the area

The application seeks to discharge condition 16 insofar as it relates to Plot E only (Ashley Road East site).

Sitewide Condition 16 has previously been discharged for Plot D, Ashley Road West (ref: HGY/2022/0485) in July 2022. The information enclosed in this submission is consistent with the details and approach agreed on Ashley Road West.

Pursuant to condition 16, the applicant has provided details of the proposed back-up diesel generators as required and given it is a back-up generator and due to its infrequent use, the EU Stage V emission standards cannot readily apply. Back-up generators run for such a short time during their regular test cycles, their diesel engines do not reach the temperature where the gases that the Stage V filters catch are produced.

Site Wide Condition 16 significantly limits the use of such generators and in ARW these are only linked to emergency lighting/lifts. The generators comply with the relevant standards.

Officers are therefore satisfied based on information and low-risk associated with the potential use of back-up generator that the condition in relation to Plot E can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION