

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

Date: 07 December 2022

Our ref: 65184/01/BK/AR/26014331v1

Planning Portal refs: PP-11687689 and PP-11689156

Dear Sir / Madam

**Ashley House and Cannon Factory, Ashley Road, Tottenham Hale:
Application to Discharge Condition 25 Part A (contamination) of
Planning Permission HGY/2016/4165**

**Ashley Park, Ashley Road, Tottenham Hale: Application to Discharge
Condition 8 Part A (Land Contamination) of Planning Permission
HGY/2019/0108 (Appeal ref. APP/Y5420/W/19/3232707)**

On behalf of our client Notting Hill Home Ownership (NHHO), please find enclosed 2x applications for the discharge of Condition 25 Part A and Condition 8 Part A, both relating to contamination, of the planning permissions at Ashley House, Cannon Factory (ref. HGY/2016/4165) and Ashley Park (Appeal ref. APP/Y5420/W/19/3232707) respectively. The applications have been submitted via the Planning Portal under references PP-11689156 and PP-11689156. The applications comprise a copy of the following supporting information:

- 1 2 x Completed application forms;
- 2 Factual and Interpretative Report on Ground Investigation prepared by Socotec (ref. D8061-18);
- 3 Contaminated Land Results Review by Waterman (ref. WIE16248-100-R-1-2-1-TN).

The application fee of 2x £116 (plus £32.20 flat rate service charge) has been paid via the Planning Portal.

Notting Hill Home Ownership (NHHO) intends to progress delivery of the two schemes together on an integrated basis. Consequently, as agreed with Haringey's Officers, we have packaged up the DoC application submissions in pairs for the two respective planning permissions. Two application forms are submitted for the two sites along with a single technical assessment covering both sites. This cover letter also relates to both permissions.

Condition 25 Part A (HGY/2016/4165)

Condition 25 Part A of planning permission ref. HGY/2016/4165 for redevelopment at the Ashley House, Cannon Factory site sets out the boldened section below:

“Before development commences other than for investigative work:

Using the information from Chapter L of the Environmental Statement dated December 2016) a land contamination site investigation shall be designed for the site. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- 1 a risk assessment to be undertaken,**
- 2 refinement of the Conceptual Model, and**
- 3 the development of a Method Statement detailing the remediation requirements.**

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

B) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation and the potential effects set out in Section L5 of the Environmental Statement dated December 2016, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.”

Condition Discharge

An application for discharge of Condition 25 Part A was submitted in 2018 (ref. HGY/2018/2900). This was put on hold as the commencement was not to be progressed at that time.

The applicant now wishes to start on site and implement the planning permission to bring this development forward.

We have engaged with case officer Philip Elliott to query whether the condition could be discharged under the previous case (ref. HGY/2018/2900). However, given the time that has passed, it was requested that the material be resubmitted for reconsideration.

As such, this application now resubmits the necessary information in order to reopen the condition and ensure this is now discharged by the London Borough of Haringey as required in the decision notice. The enclosed reports seek to address the requirements of Condition 25 (Part A). The supporting assessments consider the geo-environmental risks associated with the site, including land contamination.

Condition 8 Part A (Appeal ref. APP/Y5420/W/19/3232707)

Condition 8 Part A of planning permission (Appeal) ref. APP/Y5420/W/19/3232707 for redevelopment at the Ashley Park site sets out the boldened section below:

“Prior to the commencement of development, other than for investigative work and demolition:

a) Using information from previous assessments the proposed site investigation, sampling and analysis shall be undertaken. The investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for its written approval.

b) A Method Statement detailing the remediation requirements, using the information obtained from the site investigations, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

c) 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.”

Condition Discharge

Part A of the condition requires that the site investigation, sampling and analysis works are undertaken in order to later inform the risk assessment, the development of the Method Statement and refinement of the Conceptual Model. The enclosed reports seek to address the requirements of Condition 25 (Part A). These assessments consider the geo-environmental risks associated with the site, including land contamination.

We trust you have sufficient information to validate and determine both applications as soon as possible and we shall contact you shortly to confirm this.

In the meantime, if you have any further queries please contact me or my colleague, Ben Kelway.

Yours faithfully



Anna Rigelsford
Planner