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21/12/2022

Dear Valerie

Former Clarendon Road Gasworks, Wood Green, Haringey

Submission of details pursuant to partial discharge of condition 31(CON2) and condition 24 of planning permission HGY/2017/3117

This submission is made by St William Homes LLP ('St William') (the applicant) and contains details pursuant to condition 31(CON2) and condition 24 of planning permission HGY/2017/3117 relating to D1-D4 and E1-E3 buildings.

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.'

Application Content

This application comprises:

- Application Form;
- Site Location Plan;
- Atkins – Groundwater Technical Note – 14th December 2022
- Keltbray Verification Report – December 2022 – Issue 2
- Appendix A - Drawings
- Appendix B - Permit and Licences
- Appendix C - Photographs
- Appendix D - Grid Validation Forms
- Appendix E - Import Log
- Appendix F - WRAP Documents
- Appendix G - Export Log
- Appendix H - Facility Permits and Waste Carrier Licences
- Appendix I - Re-Use Verification Results
- Appendix J - Discharge Sample Results
- Appendix K - Soils Sample Results
- Appendix L - Daily Environmental Monitoring Sheets
- Appendix M - EMS Data
- Appendix N - Tenax Tubes Monitoring Results
- Appendix O - Groundwater results
- Appendix P - Field Parameter Data
- Appendix Q - Technical Note

Condition 31 (CON2)

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 24

PRE-COMMENCEMENT – Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development of that phase (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development does not contribute to, or is not put at unacceptable risk

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from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

This submission seeks to partially discharge Condition 24 and Condition 31(CON2) of planning permission HGY/2017/3117.

The Keltbray Verification Report attached to this application demonstrates that all the required soil remediation works have been carried out as required under the approved Atkins Remediation Strategy, approved under Condition 31(HGY/2019/3340) for Blocks D1 - D3 and E1 - 3

Condition 31 Future Submissions

There will be a further two submissions to supplement the attached information and support the discharge of Condition 31 (CON2), notably;

- Submission 2 – Verification of installation of vapour barrier and gas resistant membrane;
- Submission 3 – Verification of soft landscape capping layer.

Summary

I trust that this application contains sufficient information to allow condition 31(CON2) and condition 24 to be partially 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,

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