

Officer's Report

Application Number HGY/2023/0042
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 A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019
Case Officer Martin Cowie
Valid Date 06/01/2023
Applicant Please refer to Company Name
Agent Matthew Eyre

RECOMMENDATION

Approve

Proposal - Approval of details pursuant to Sitewide Condition 16 (Back-Up Diesel Generators) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

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 A only (North Island site).

Sitewide Condition 16 has previously been discharged for Plot D, Ashley Road West (ref: HGY/2022/0485) in July 2022 and for Plot E, Ashley Road East (ref: HGY/2022/4218) in December 2022. The information enclosed in this submission is consistent with the details and approach agreed on Ashley Road West and Ashley Road East.

Pursuant to condition 16, the applicant has provided details of the proposed back-up diesel generator. A technical note submitted states that the generator complies with emission legislation for stationary standby application. It goes on to highlight that the 'Medium Combustion Plant Directive (MCPD)' which came into effect from 1st January 2019, does not apply to this type of generator, due to its infrequent use where EU Stage V emission standards are not required. The low run time brings it under the requirement of the EU Stage V emission standards. The proposed generator is an emergency system used only in operation if there is total power failure to the building and will be used exclusively to power critical life-safety systems.

For an on-site emergency, there is no restriction on the total number of hours a back-up generator can operate for (operators must try to reduce the period and frequency of emergency use 'black start' backup generators can operate for) the number of hours you can test backup generators. A back-up generator is restricted to 50 hours each year and the number of hours it is used must be recorded to demonstrate that the exclusion criteria are met.

Due to its infrequent use therefore, the EU Stage V emission standards cannot readily apply to back-up generators as they 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 relation to all the development phases, these are only linked to emergency situations in respect to facilities such as lighting and lifts.

Based on this information, LBH Planning officers are satisfied that the proposed generator complies with the relevant standards and that the condition can be discharged.

4. RECOMMENDATION

GRANT PART DISCHARGE CONDITION