

Officer's Report

Application Number	HGY/2022/2461
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	Application for the part approval of details pursuant to condition B22 (Method of Piling - LBH Environmental Health) in relation to Plot B (Ferry Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer	Martin Cowie
Valid Date	23/09/2022
Applicant	Midgard Ltd
Agent	Matthew Eyre

RECOMMENDATION

Approve

PROPOSAL: Approval of details pursuant to Condition B22 - Method of Piling (Environmental Health) of the Tottenham Hale Centre development 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

Pollution:

Having considered the applicant submitted Method Statement – CFA Piling Revision 00 with reference T22001 – SSOW#001 dated 2nd September 2022, in addition to all the previous information submitted towards the partial discharge of this condition in our comment dated 17 June 2020 @ 12:24 in planning application HGY/2020/0116, we are satisfied with the full discharge of the attached condition B22 (method of piling) of the approved planning permission HGY/2018/2223 in relation to Plot B - email dated 28.10.2022.

3. ANALYSIS/ASSESSMENT

Condition B22 of planning permission HGY/2018/2223 states that:

Method of Piling (LBH Environmental Health)

(1) No piling; or (2) other intrusive ground works which breach the base of the London Clay or occur in areas where the London Clay is absent within Plot B shall take place until a Piling Impact Study has been undertaken in respect of Plot B. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot B except for those parts of Plot B where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

Pursuant to condition B22, the applicant has provided details of the proposed method of piling.

LBH Pollution and LBH Planning Officers have considered the information submitted and consider the details to be satisfactory and recommend that condition B22 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION