

Officer's Report

Application Number	HGY/2023/0219
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 Condition B21 (Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer	Martin Cowie
Valid Date	23/01/2023
Applicant	Refer to Company Name
Agent	Matthew Eyre

RECOMMENDATION

Approve

PROPOSAL: Approval of details pursuant to Condition B21 (Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)) 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

Environment Agency:

Thank you for consulting us on the above application on 24 January 2023.

Based on a review of the submitted information, we recommend the discharge of condition B21 - Written Consent for Piling or Other Intrusive Ground Works (Environment Agency) - Letter dated 30.01.2023.

3. ANALYSIS/ASSESSMENT

Condition B21 of planning permission HGY/2018/2223 states that:

Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods which breach the base of the London Clay or where the London Clay is absent shall not be carried out other than with the written consent of the local planning authority. The development within Plot B shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

Pursuant to condition B21, the applicant has provided details of the proposed piling and intrusive ground works.

The Environment Agency and LBH Planning Officers have considered the information submitted and consider the details to be satisfactory and recommend that condition B21 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION