

Officer's Report

Application Number	HGY/2022/3492
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 approval of details pursuant to condition B32 (Source Protection Strategy – Thames Water) 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	04/10/2022
Applicant	Midgard Ltd
Agent	Matthew Eyre

RECOMMENDATION

Approve

Proposal: Application for the approval of details pursuant to condition B32 (Source Protection Strategy – Thames Water) in relation to Plot B (Ferry 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

Thames Water: On the basis of the confirmation that piles will not penetrate into the Basal Sands/Chalk aquifer and that boreholes will be decommissioned according to the CGL Borehole decommissioning statement, I am satisfied that the source protection condition can be approved for discharge. This comment only relates to the groundwater resources concerns linked to condition B32 (SOURCE PROTECTION STRATEGY) OF PLANNING PERMISSION HGY/2018/2223 PLOT B (FERRY ISLAND) - email dated 16.12.2022.

3. ANALYSIS/ASSESSMENT

Condition B32 of planning permission HGY/2018/2223 states that:

Source Protection Strategy (Ferry Island) – (Thames Water)

Prior to the commencement of the Plot B development (excluding above ground demolition), a Source Protection Strategy in respect of Plot B detailing how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction shall be submitted to and approved by, the local planning authority in consultation with the water undertaker (Thames Water). The development within Plot B shall be constructed in line with the recommendations of the strategy.

REASON: To ensure that the water resource is not detrimentally affected by the development.

Pursuant to condition B32, the applicant has provided further details in relation to the Source Protection Strategy. Thames Water and LBH Planning Officers are now satisfied with the information presented and recommend that condition B32 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION