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Development Management
Planning, Regeneration and Economy
Haringey Council
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16/03/2023

Dear Valerie,

Former Clarendon Road Gasworks, Wood Green, Haringey

Submission of details pursuant to partial discharge of condition 61 of planning permission HGY/2017/3117.

This submission is made by St William Homes LLP ('St William') (the applicant) and contains details pursuant to conditions 61 of planning permission HGY/2017/3117 for blocks D1, D2, D3 & D4.

Application Context

London Borough of Haringey granted a Hybrid planning permission for the redevelopment of the Site in April 2018 (Planning Application Ref: HGY/2017/3117).

The approved description of development for the 2017 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;

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realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.'

This submission seeks to discharge condition 61 of planning permission HGY/2017/3117 for the occupation of Blocks D1-D4.

Application Content

This application comprises:

- Application Form;
- Site Location Plan;
- Cover letter
- Proposed Landscape Drawings

Payment of the correct fee will be made via the Planning Portal website as is now required.

Condition 61 — Estate Management & Maintenance Plan

PRIOR TO OCCUPATION – Soft landscaping and play space

Prior to occupation of each phase, details of the children's playspace and soft landscaping provision contained within the private and communal amenity areas in accordance with the Design and Access Statement (October 2017) of that phase shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include the:

- a. location, layout, design of the playspace; and*
- b. equipment/ features*
- c. hard surfacing materials*
- d. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting).*

Soft landscape details shall include:

- a. Planting plans*
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment)*
- c. Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate*
- d. Implementation timetables.*

The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The children's playspace shall be provided strictly in accordance with the details so approved, installed/erected prior

In seeking to discharge this condition St William submit the attached proposed landscape drawings

Summary

I trust that this application contains sufficient information to allow condition 61 to be discharged in relation to Blocks D1-D4

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,

BEN EVANS
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