

Officer's Report

Application Number	HGY/2022/4091
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 A30 (Roof Top PV Panels) relating 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	11/11/2022
Applicant	Please refer to Company Name
Agent	Matthew Eyre

RECOMMENDATION

Approve

Proposal - Application for the approval of details pursuant to Condition A30 (Roof Top PV Panels) relating to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

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.

CONSULTATION RESPONSE

LBH Carbon Management:

Responses to LBH, dated 15th May 2023, including a PV plan, and MCS certification

The proposed system would deliver an estimated 9,002.66 kWh/year, as confirmed in the MCS certificate. This is acceptable. This would be equivalent to a reduction of 4.7 tCO₂/year. The covered roof area is 47.7 sqm.

The MCS certificate (ref. MCS-01669060-G) confirms competent installation and commissioning of the system on 1st May 2023. This does not confirm that the meter readings are now active, however, so please ensure that this is in good working order and generating electricity as approved.

The information submitted is sufficient, so we recommend discharging Condition A30 - memo dated 17.05.2023

ANALYSIS/ASSESSMENT

Condition A30 of planning permission HGY/2018/2223 states that:

Details of Roof Top PV Panels (LBH Development Management)

Prior to the occupation of Plot A for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change

Pursuant to condition A30, the applicant has provided details of the proposed PV solar panel arrangements for the building on Plot A.

LBH Planning and Carbon Management Officers have considered the information submitted and consider the details to be satisfactory and recommend that condition A30 can be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION