

Holly Squires

From: Luke Challenger <Luke.Challenger@blackboxplanning.co.uk>
Sent: 07 October 2022 10:06
To: Samuel Uff
Cc: Elisabeth Lucas; [REDACTED]; John McRory; Robbie McNaugher; [REDACTED]
Subject: RE: Discharge of Conditions validation query - Iceland Conditions
Attachments: RE: Land near Iceland, Mayes Rd, Wood Green N22 6TN; RE: Land near Iceland, Mayes Rd, Wood Green N22 6TN

Morning Sam,

Thanks for your below email and your subsequent one from 9:41 this morning.

I set out responses in the below email in **red text**.

Kind regards

Luke Challenger MRTPI
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From: Samuel Uff <Samuel.Uff@haringey.gov.uk>
Sent: 05 October 2022 19:37
To: Luke Challenger <Luke.Challenger@blackboxplanning.co.uk>
Cc: Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>; [REDACTED]; [REDACTED]; John McRory <John.McRory@haringey.gov.uk>; Robbie McNaugher <Robbie.McNaugher@haringey.gov.uk>; [REDACTED]
Subject: RE: Discharge of Conditions validation query - Iceland Conditions

Hi Luke,

Few points on the validation.

- 11 – CR2 Safeguarding – this requires consultation internally and with TfL. You refer to discussions but there is no detail of consultation. Can you provide details of any discussion so that these can be picked up by officers. Who have you been discussing the submission with at CR? **Please see attached, the contact was Michael Johnson (Safeguarding Manager Crossrail 2)**
- 13 – Community liaison group – Seems sufficient for validation. **Noted.**
- 14 – Site levels – **topographical plan submitted. I will check what is required for this with colleagues. Noted.**
- 15 – Contamination – this will need to be reviewed ahead of 16A and B. – Phase 1 only submitted. Should suffice for validation but description will make clear that it is partial discharge for Phase 1 only. **Noted.**
- 16 – Contamination remediation – this will be dependent on the remediation methodology outlined and agreed. Would normally only be submitted following 16. **Do you want me to validate this before 15 discharged? Noting your**

email from 9:41 this morning stating that this condition cannot be validated I think this should be okay given that it is not a pre-commencement condition (it is pre-occupation) and hence will not prevent implementation of the planning permission. Can you confirm my understanding of this?

17 – NRMM – Can this not be done now with known machinery and added to as and when? What are we approving otherwise? We note that the wording of the condition does not require the LPA to approve the registration of relevant construction machinery but rather evidence of registration submitted. This condition was referenced in the submission to provide comfort to the LPA that all relevant pre-commencement conditions are being addressed.

20 – Air Quality – Report submitted. Seems sufficient for validation. Noted.

42 – Further contamination – Do you consider these to be irrelevant? If so you may wish to apply to have them removed. I agree with your suggestion in your email from 9:41 this morning suggesting this is grouped with condition 15 hopefully this resolves the issue?

44 – Further contamination mitigation - Do you consider these to be irrelevant? If so you may wish to apply to have them removed. I agree with your suggestion in your email from 9:41 this morning suggesting this is grouped with condition 16 hopefully this resolves the issue?

47 - Boreholes / piling – It's a bit of an unusual wording of condition. So do you think it just requires the methodology for the boreholes? Will make clear that it is partial discharge for Phase 1 only. The letter dated 10.06.22 from BEK sets out the methodology for the boreholes which tallies with the condition wording of having 'approved details' for boreholes.

Thanks
Sam

From: Samuel Uff
Sent: 03 October 2022 18:03
To: 'Luke Challenger' <Luke.Challenger@blackboxplanning.co.uk>
Cc: Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>; [REDACTED]; John McRory <John.McRory@haringey.gov.uk>; Robbie McNaugher <Robbie.McNaugher@haringey.gov.uk>; [REDACTED]
Subject: RE: Discharge of Conditions validation query - Iceland Conditions

Hi Luke,

It is fine to say you won't do a PPA, but on that basis we will assess what is submitted and make a decision. I would prefer being able to allocate time to help you with this. I will validate asap regardless and hopefully everything is there and we get this resolved within your timeframe.

Thanks
Sam

From: Luke Challenger <Luke.Challenger@blackboxplanning.co.uk>
Sent: 03 October 2022 17:12
To: Samuel Uff <Samuel.Uff@haringey.gov.uk>
Cc: Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>; [REDACTED]; John McRory <John.McRory@haringey.gov.uk>; Robbie McNaugher <Robbie.McNaugher@haringey.gov.uk>; [REDACTED]
Subject: RE: Discharge of Conditions validation query - Iceland Conditions

Hi Sam

I have spoken with my client on this and they are unable to proceed under a PPA route unfortunately. That being said, even taking into account the date you received the application (i.e. w/c 26 Sept) there would still be a period in excess of the 8-week statutory determination period to have the application determined by December this year.

Are you able to provide an update on the validation timeframes?

Kind regards

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From: Samuel Uff <Samuel.Uff@haringey.gov.uk>
Sent: 29 September 2022 10:37
To: Luke Challenger <Luke.Challenger@blackboxplanning.co.uk>
Cc: Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>; [REDACTED]; John McRory <John.McRory@haringey.gov.uk>; Robbie McNaugher <Robbie.McNaugher@haringey.gov.uk>
Subject: RE: Discharge of Conditions validation query - Iceland Conditions

Hi Luke / Liz,

I have just picked this up and am reviewing but you have 10 conditions on there that we have had no discussion on and can involve a lot of back and forth. We have recently had Major schemes where we have had discussions prior to submission and have still had a PPA for 1k per condition.

You have submitted the following:

- 11 – CR2 Safeguarding – this requires consultation internally and with TfL.
- 13 – Community liaison group
- 14 – Site levels
- 15 – Contamination – this will need to be reviewed ahead of 16A and B.
- 16 – Contamination remediation – this will be dependent on the remediation methodology outlined and agreed. Would normally only be submitted following 16.
- 17 – NRMM
- 20 – Air Quality
- 42 – Further contamination
- 44 – Further contamination mitigation
- 47 - Boreholes / piling

If you need these tied up before December then I'd advise you sign up for a PPA for these conditions that you need discharged so that we can allocate resources and ensure you have the best opportunity of getting these considered as soon as possible.

These were submitted 21 days ago but I only received them this week. As part of the PPA for these, I would be willing to work with you on fast tracking any validation of future submissions if you just email me and advise. We can also arrange a tracker for the conditions to ensure all are being managed accordingly.

Ultimately this is going to be far more efficient than risking these not being allocated sufficient time to be cleared in the next 10 or so weeks and having to re-apply for the whole development.

Thanks
Sam

From: Luke Challenger <Luke.Challenger@blackboxplanning.co.uk>
Sent: 29 September 2022 09:39
To: Samuel Uff <Samuel.Uff@haringey.gov.uk>
Cc: Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>; [REDACTED]>
Subject: RE: Discharge of Conditions validation query - Iceland Conditions

Morning Sam

Following my colleague Liz's email below we can advise that the this initial discharge of condition application submission is aimed at ensuring the first stages of work can begin on site to lawfully implement the planning permission. I note your suggestion that a PPA would be beneficial if many conditions are being submitted together and this may be a helpful approach in future stages of the project where further conditions sets will need to be submitted.

However, this initial submission is fairly limited in the information it covers. For example, the TfL Crossrail2 Safeguarding Manager has already been consulted informally by Furness Partnership so this should hopefully be a straight forward condition to cover off. I would envisaged the main inputs likely from the Council are on the various contamination conditions as others are more straight forward (e.g. site levels and the Terms of Reference for community engagement. Therefore, I'd hope we can deal with this under a standard DoC application in the timeframes allowed. We need to tie these up before December to allow implementation.

It would be useful to understand from yourself the cost and procedures for a PPA for future tranches of condition discharge if you are able to provide this information?

Hopefully this is an agreeable strategy for you?

Many thanks

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From: Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>
Sent: 27 September 2022 15:50
To: Samuel Uff <Samuel.Uff@haringey.gov.uk>
Cc: Luke Challenger <Luke.Challenger@blackboxplanning.co.uk>
Subject: RE: Discharge of Conditions validation query - Iceland Conditions

Hi Sam,

Many thanks for your email.

Whilst we are submitting a few conditions for the Iceland site this will be the last supporting document we will be submitting for this application, but I will be sure to submit any additional reports required to you with any subsequent applications in due course.

In terms of PPA could you detail what this would involve in terms of timeframes and fees so that Luke can liaise with the applicant on this?

Kind regards

Liz Lucas
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From: Samuel Uff <Samuel.Uff@haringey.gov.uk>
Sent: 27 September 2022 15:32
To: Planning Support <PlanningSupport@haringey.gov.uk>; Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>
Cc: John McRory <John.McRory@haringey.gov.uk>
Subject: RE: Discharge of Conditions validation query - Iceland Conditions

Hi Liz,

I have this now but got caught up in the allocation backlog. Best to drop me, James or John (Majors Team Manager) when you are submitting so we can look at this early for you.

If you are submitting a few conditions for this site (Iceland as we refer to) then it might be worth considering a PPA so that we can offer you that service of allocating resources. Otherwise they can drag on a bit.

I did discuss this with Luke previously and would encourage as a means to getting these resolved asap.

Thanks
Sam

From: Planning Support <PlanningSupport@haringey.gov.uk>
Sent: 27 September 2022 13:56
To: 'Elisabeth Lucas' <Elisabeth.Lucas@blackboxplanning.co.uk>
Cc: Samuel Uff <Samuel.Uff@haringey.gov.uk>
Subject: RE: Discharge of Conditions validation query

Good afternoon Liz,

Many thanks for your email – I've added this file to the application folder for you. The application has been allocated to Samuel Uff (cc'd for his reference) who will progress it for you as soon as his workloads allow – I am sure he will be happy to update you further.

Kind regards,

James.

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CLICK HERE to see our revised
Community Infrastructure Levy (CIL)

From: Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>

Sent: 27 September 2022 09:01

To: Planning Support <PlanningSupport@haringey.gov.uk>

Subject: RE: Discharge of Conditions validation query

Dear James,

Thank you for your update last week.

I am writing today to submit an additional report relevant to the Discharge of Conditions application (PP ref: PP-11529258). As the application is yet to be validated and we do not yet have a case officer I was hoping you could assist in getting this uploaded. The report (ref: Ref BEK-22083-1) is of relevance to conditions 15, 16, 44 and 47.

Many thanks for your assistance.

Liz Lucas
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From: Planning Support <PlanningSupport@haringey.gov.uk>

Sent: 22 September 2022 13:06

To: Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>; Planning DTO <PlanningDTO@haringey.gov.uk>

Subject: RE: Discharge of Conditions validation query

Dear Liz,

Many thanks for your email. The application is currently in pre-validation assessment with our Planning Team and will be progressed as soon as that initial process is completed and as soon as workloads allow. At present, this second stage is being reached in weeks 3 – 4 of the 8-week determination period.

Kind regards,

James.

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CLICK HERE to see our revised
Community Infrastructure Levy (CIL)

From: Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>

Sent: 22 September 2022 11:29

To: Planning DTO <PlanningDTO@haringey.gov.uk>

Cc: Planning Support <PlanningSupport@haringey.gov.uk>

Subject: Discharge of Conditions validation query

Dear Sirs,

I was supplied these details by the planning department concerning a validation query for a Discharge of Conditions application I submitted on behalf of my client 2 weeks ago, with the Planning Portal reference PP-11529258.

The application concerns HGY/2017/2886, I would greatly appreciate an updated timeline in which the application may be validated so I can subsequently inform my client.

Many thanks for your help,

Kind regards,

Liz Lucas

Graduate Planner

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