

Officer's Report

Application Number HGY/2023/0747
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 A25 (Contaminated Land – Part 2) in relation 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 16/03/2023
Applicant Please refer to Company Name
Agent Matthew Eyre

RECOMMENDATION

Approve

Proposal - Approval of details pursuant to Condition A25 (Contaminated Land – Part 2) in relation 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 - Pollution:

Having considered the applicants additional supporting information, "Condition A25: HGY/2023/0747 – Responses to LBH" dated 19th May 2023 which includes additional photographic evidence of the depth of soft landscaping cover system, **we would be happy to recommend the discharge of Condition A25 (Contaminated Land – Part 2) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223)** - email dated 22.05.2023

ANALYSIS/ASSESSMENT

Condition A25 of planning permission HGY/2018/2223 states that:

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out,

shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot A.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Pursuant to condition A25, the applicant has provided details in respect to the remediation of the site.

The LBH Planning and Pollution Officers have considered the information submitted and consider the details to be satisfactory and recommend that condition A25 be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION