

		Our ref: HGY/2022/4531 Contact: Martin Cowie Date: 12/05/2023
Town and Country Act 1990 (As amended)		
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17	
Proposal:	Approval of details pursuant to Condition A36 (Heat Network) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	
Wording of condition:	Prior to the occupation of the non-residential floorspace within Plot A, a Building User Guide for new non-residential tenants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide shall explain that valved connections have been made available to each tenant, for the purpose of their primary heating and hot water generation. The Building User Guide will be issued to non-residential tenants upon first occupation. REASON: In the interest of adapting to climate change and to secure sustainable development.	

Carbon Management Response 12/05/2023

Documents submitted:

- Cover letter, prepared by Quod, dated 23rd December 2022
- Sweco Energy Strategy, Volume 3 Island Sites Building 3 (original document in approval), dated July 2018
- Cover letter, prepared by HG Construction, dated 28th March 2023

Response

Following some correspondence over email, the Building User Guide was not actually submitted originally. This was requested on 19th January.

The attached letter sent on 5th May states that the approved strategy is for the commercial units not to connect to the DEN. Although the strategy indeed stated this, the intention of this condition would be to make all future occupiers aware that there is a heat network that they could connect to, if they wish. Therefore this information should be made available.

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition A36. The applicant should provide a response to the points raised above and issue updated information where required.