

Officer's Report

Application Number	HGY/2023/0318
Type	Approval of details reserved by a condition
Location	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline,, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8
Proposal	Approval of details pursuant to condition 32 – partial discharge (Updated air quality assessment) of planning permission HGY/2017/3117 relating to blocks D1, D2, D3 and D4
Case Officer	Valerie Okeiyi
Valid Date	31/01/2023
Applicant Agent	Ben Evans

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

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

2. CONSULTATION RESPONSE

Internal

LBH Lead Pollution Officer -

Having considered the applicant submitted Briefing Note – Phase 3 Condition 32 with reference WIE11636-113-BN-1-1-2_AQ prepared Waterman Infrastructure & Environment Ltd., dated 21st June 2023 and taken note of Sections 2 (January 2019 Air Quality Assessment), 3 (January 2022 Briefing Note and Subsequent Correspondence), 4 (Further Information) and 5 (Conclusions), we are satisfied that sufficient supportive information has been submitted and are happy to recommend the partial discharge of condition 32 attached to approved planning permission HGY/2017/3117, relating to blocks D1-D4 ONLY.

3. ANALYSIS/ASSESSMENT

Condition 32 (Updated air quality assessment) reads:

Part A:

Prior to the submission of any reserved matters, an updated air quality assessment shall be submitted and approved by the Council in line with best practice guidance and other guidance provided by the Council. The air quality assessment will:

- Identify how the building works and related activities and the future operation and use of the development site may impact upon local air quality
- Model the impact of the development on local air quality using ADMS Urban, agreed traffic data, include surrounding developments, all site-wide emission sources (CHP, gas boilers, energy centres) and include scenarios of pre-agreed years and worst case,
- Identify mitigation measures that are already part of any planned development and should any risk of exposure to poor air quality be determined, mitigation measures shall be included, where applicable, in the buildings design
- Identify possible additional mitigation measures that may be implemented to maintain and where possible improve air quality in the vicinity of the development.
- Provide full details of measures that will be implemented to maintain and where possible improve air quality in the vicinity of the development.
- Provide full details of measures that will be implemented to protect the internal air quality of buildings.
- Identify measures that will be implemented or continue to be implemented after the completion of the development with clear timescales of when information will be provided.

Part B: All measures identified within the approved air quality assessment that are to be installed during the course of the development will be fully implemented. No occupation will take place until a report demonstrating that each measure is fully implemented has been provided to the satisfaction of and approved in writing by the Planning Authority.

Part C: All measures identified within the approved air quality assessment that will be implemented or continue to be implemented after the completion of the development will be completed within agreed timescales. A report demonstrating that all such measures set out within the approved air quality assessment have been installed will be provided to the satisfaction of and approved in writing by the Planning Authority.

Part D: No development works will take place for the outline element, until a detailed site –wide Air Quality Assessment in line with guidance from the GLA has been submitted and approved in writing by the Local Planning Authority.

Reason: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

Officers are satisfied that the additional information provided by the applicant, including information on mitigation measures that apply to phase 3 of the development is sufficient to discharge condition 32.

An informative has been included to reflect the partial discharge of the condition in relation to this particular phase of the development.

4. RECOMMENDATION

Grant Partial Discharge of Condition 32

Informatives:

- **INFORMATIVE:** The applicant is advised that condition 32 (Updated air quality assessment) has only been discharged in part and relates to Phase 3a - Blocks D1, D2, D3 and D4 only.