

Philip Elliott
London Borough of Haringey
Development Control
639 High Road
London
N17 8BD

Our ref: NE/2023/135667/02
Your ref: HGY/2023/4310
Date: 18 July 2023

Dear Philip,

Omega works, Hermitage Road, Tottenham, London, N4 1LZ

Redevelopment of the site for a mixed-use scheme comprising employment use (use class e) and 36 residential units (use class c3). Together with associated landscaping, new courtyard, children's play space, cycle storage, new shared access route, 2x accessible car parking spaces and waste and refuse areas.

Thank you for re-consulting us on the above application on 28 June 2023. After a review of the submitted information, **we object** to the planning application as submitted.

The applicant has not supplied accurate information to demonstrate that the risks posed to groundwater can be satisfactorily managed.

Reason

The site plan in the submitted PRA (Phase 1 Desk Study, 167 Hermitage Road Haringey, London N4 1LZ (Ground and Water, ref GWPR4712/DS/May 2022) shows a red line boundary covering the site Omega A, while the application relates to the site Omega B. Additionally, section 2.3 of the said document, refers to the proposal as being for the redevelopment of the Omega A site.

It would not be appropriate to remove the objection until we receive a preliminary risk assessment document that marks the correct site that the application refers to. Without this information it is not possible to agree the site has been subject to sufficient investigation and assessment.

Overcoming our objection

The applicant needs to submit an accurate preliminary risk assessment that demonstrates that the risks to groundwater posed by this development can be satisfactorily managed. We need details on the correct site plan, site history and nature of works that occurred, locations of any tanks etc.

In accordance with our [Groundwater Protection: Principles and Practice](#) we will maintain our objection until we receive a satisfactory preliminary risk assessment.

Cont/d..

Advice to applicant

We strongly encourage applicants to seek our pre-application advice to ensure environmental opportunities are maximised and to avoid any formal objections from us. If the applicant had come to us, we could have worked with them to resolve these issues prior to submitting their planning application. The applicant is welcome to seek our advice now to help them overcome our objection via

HNL SustainablePlaces@environment-agency.gov.uk

Further information on our charged planning advice service is available at:

<https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

If you are minded to approve the application contrary to our objection, I would be grateful if you could re-notify us to explain why, and to give us the opportunity to make further representations.

Should you have any queries regarding this response, please contact me

Yours sincerely,

Nisarga Vishwanath
Planning Specialist

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