

Our ref: Q220631
Your ref: PP-12544737
Email: matt.eyre@quod.com
Date: 20 October 2023



Philip Elliott
London Borough of Haringey
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

Dear Mr Elliot

APPLICATION FOR THE APPROVAL OF DETAILS PURSUANT TO CONDITION C25 (CONTAMINATED LAND – PART 2 (LBH ENVIRONMENTAL HEALTH)) OF PLANNING PERMISSION HGY/2018/2223

WELBOURNE, TOTTENHAM HALE CENTRE, LONDON, N17

On behalf of United Living, please find enclosed an application for the approval of details pursuant to Condition C25 (Contaminated Land – Part 2 (LBH Environmental Health)) of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019.

Condition C25 of planning permission HGY/2018/2223 states that:

“C25) Contaminated Land – Part 2 (LBH Environmental Health)”

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 C.

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

The requirements for approval of a risk assessment, conceptual model and method statement were discharged in October 2019 pursuant to Condition C24 (Contaminated Land - Part 1) (ref: HGY/2019/2542). The letter from Langan International dated 27 August 2019 approved to discharge Condition C24 (as well as Condition's C19, C21 and C22) concluded that no remediation was required stating that:





“These further groundwater results confirm the absence of any significant contamination within the shallow groundwater aquifer and that no further actions or remediation is required. It is considered that this should provide sufficient reassurance that Planning Conditions C19 and C24 can be discharged.”

Furthermore, United Living can confirm that throughout the construction works there were no incidents of contamination not previously identified occurring and no associated discharge of Condition C20 required.

Therefore, this letter is submitted to fully discharge the requirements of Condition C25 on the basis that the Part 1 requirements were satisfied, which confirmed that no remediation was required, and no further contamination was found throughout excavations on site.

Accordingly, please find enclosed the following documentation, which has been submitted via the Planning Portal (ref. PP-12544737) in support of this application:

- This Covering Letter; and
- Completed application form;

The application fee of £116 has been paid via the Planning Portal in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2017.

I trust that this enables you to register and validate the application but please do not hesitate to contact me should you require any further information or if you have any queries at this stage.

Yours sincerely

Matt Eyre

Associate