

Our ref: Q220730
PP ref: PP-14842081
Email: matt.eyre@quod.com
Date: 8 April 2026



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

Dear Sir/Madam,

**APPLICATION FOR THE FULL APPROVAL OF DETAILS PURSUANT TO
CONDITIONS F10 (MONITORING AND MAINTENANCE PLAN) AND F15
(CONTAMINATED LAND – PART 1) OF PLANNING PERMISSION HGY/2018/223**

PLOT F (PAVILLION) TOTTENHAM HALE CENTRE, N17

On behalf of Midgard, please find enclosed an application for the approval of details pursuant to Condition's F10 and F15 of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. The full wording of the conditions is set out in **Annex 1**.

This enclosed application relates to methodology for managing contamination for the interim landscape works on Plot F (Pavilion), until such time as the Pavilion building comes forward on Plot F.

Accordingly, please find enclosed the following documentation, which has been submitted via the Planning Portal (ref: PP-14842081) in support of this application:

- This Covering Letter;
- Completed application form; and
- P451152-WW-XX-XX-XX-RP-G-002 - Remediation Strategy_P01.

The application fee of £309 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) (Amendment) Regulations 2023.





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



Annex 1 – Condition wording

Condition's F10 and F15 state:

“F10) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot F development hereby permitted may not commence other than for investigative work until a monitoring and maintenance plan in respect of contamination within Plot F, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

F15) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot F (other than for investigative work):

a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate.

The investigation must be comprehensive enough to enable:-

- i) A risk assessment to be undertaken,*
- ii) Refinement of the Conceptual Model, and*
- ii) The development of a Method Statement detailing the remediation requirements.*

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on the Plot.



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