



Officer Report

Application Number: HGY/2026/0420
Application Type: Approval of details reserved by a condition
Address: Plot B (Ferry Island) , Tottenham Hale Centre, London
Proposal: Approval of details pursuant to Conditions B2 (Waste Management Plan) and B12 (Service and Delivery Plan) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer: Philip Elliott
Valid Date: 16/02/2026
Applicant: Please refer to Company name
Agent: Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/0420

Ward: Tottenham Hale

Date received: 16/02/2026

Drawing number of plans: TH-IS-00-001-R-239934-76-103 - Residential Waste Management Plan C01; TH-IS-00-001-R-239934-76-102 - Commercial Waste Management Plan C01; TH-IS-00-001-T-239934-10-101 - Residential DSP C01; and TH-IS-00-001-T-239934-10-100 - Commercial DSP C01.

Address: Strategic Development Partnership (SDP) Sites, Welbourne, North Island, **Ferry Island**, Ashley Road East and Ashley Road West, Station Road, London, N17 (Plot B (Ferry Island) and Plot F (Pavilion), Tottenham Hale Centre)

Proposal: Approval of details pursuant to Conditions B2 and B12 () in relation to Plot B (FERRY ISLAND site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Applicant: Midgard Ltd.

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

3. CONSULTATION RESPONSE

LBH Waste Income & Technical Officer

The Waste Team raises no objection in principle to the development, subject to the following requirement:

- The applicant must provide written confirmation from Veolia that the proposed twice-weekly collection of 1100L bins can be accommodated; and
- In the event that this cannot be agreed, a revised Waste Management Plan shall be submitted demonstrating sufficient storage capacity based on an alternative (e.g. weekly) collection frequency.

Officer note: The committee report for the original permission included comments from the waste team at the time that included the following sentence: "It is felt that due to the size and nature of the development a twice weekly collection of residential residual and recycling waste would be more suited." As such, the proposal only included sufficient space for twice weekly collections, and this was part of the submission (Reference: HGY/2018/2223) that was granted planning permission. Veolia have confirmed that they should be able to sort something out in relation to this request. Therefore, the proposed waste management plans are acceptable and can be approved.

LBH Transportation

There are no transport objections regarding condition B12 Service and Delivery Management Plan.

4. ANALYSIS/ASSESSMENT

Condition B2 reads:

B2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot B, a Residential Waste Management Plan in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. Prior to the occupation of the Plot B non-residential floorspace, a Commercial Waste Management Plan in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times. The development within Plot B shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

Pursuant to Condition B2 in relation to Plot B the applicant has submitted residential and commercial waste management plans. The residential plan includes twice weekly collections which formed part of the original permission and was accepted at that time. Therefore, the proposed waste management plans are acceptable and can be approved.

Condition B12 reads:

B12) Service and Delivery Plan (LBH Transportation)

Part A

Part (i) – Building 1

Prior to the residential occupation of Building 1 of the Plot B development, a full Residential Service and Delivery Plan (SDP) in respect of Building 1 within Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries for Building 1 within Plot B shall be undertaken in accordance with the approved plan.

Part (ii) – Building 2

Prior to the residential occupation of Building 2 of the Plot B development, a full Residential Service and Delivery Plan (SDP) in respect of Building 2 within Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries for Building 2 within Plot B shall be undertaken in accordance with the approved plan.

Part B

Part (i) – Building 1

Prior to the occupation of the non-residential floorspace within Building 1 of Plot B, a full Service and Delivery Plan (SDP) for the non-residential uses within Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Building 1 of Plot B shall be undertaken in accordance with the approved plan.

Part (ii) – Building 2

Prior to the occupation of the non-residential floorspace within Building 2 of Plot B, a full Service and Delivery Plan (SDP) for the non-residential uses within Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Building 2 of Plot B shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

Pursuant to Condition B12 the applicant has submitted residential and commercial delivery and servicing plans. These plans identify how deliveries and servicing would be managed across the two buildings and identifies how traffic and congestion on the transportation and highways network would be reduced. The Council's Transportation team has assessed the proposals and found them to be acceptable. As such, the plans can be approved.

5. RECOMMENDATION

APPROVE WASTE MANAGEMENT PLAN AND SERVICE AND DELIVERY PLAN DETAILS RELATING TO PLOT B (FERRY ISLAND SITE) RESERVED BY CONDITIONS B2 AND B12 ATTACHED TO HGY/2018/2223

As shown on approved drawings/documents: TH-IS-00-001-R-239934-76-103 - Residential Waste Management Plan C01; TH-IS-00-001-R-239934-76-102 - Commercial Waste Management Plan C01; TH-

IS-00-001-T-239934-10-101 - Residential DSP C01; and TH-IS-00-001-T-239934-10-100 - Commercial DSP C01.