



Officer Report

Application Number:	HGY/2026/1630
Application Type:	Approval of details reserved by a condition
Address:	Plot B (Ferry Island), Tottenham Hale Centre, London
Proposal:	Approval of details pursuant to Condition B25 (Contaminated Land – Part 2 (LBH Environmental Health)) 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:	09/06/2026
Applicant:	Please refer to Company name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

1. 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.

2. CONSULTATION RESPONSE

LBH Pollution

Having considered the applicant submitted Verification Report with reference TJ3994Irv1.0 prepared by Terragen Environmental Consultants Ltd., dated 22 May 2026, taking note of Section 3 (Proposed Development), 4 (Previous Investigations), 6 (Validation Records), along with Appendices A-V, I am happy to recommend the partial discharge of Condition B25 (Contaminated Land – Part 2 (LBH Environmental Health)) attached to approved planning permission HGY/2018/2223 in relation to Plot B (FERRY ISLAND site) ONLY.

3. ANALYSIS/ASSESSMENT

Condition B25 reads:

B25) 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 B.

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

Pursuant to Condition B25 the applicant has submitted a verification report. The Council's Pollution team has assessed the report and finds it to be acceptable. As such, the details can be approved.

4. RECOMMENDATION

APPROVE CONTAMINATED LAND – PART 2 DETAILS RELATING TO PLOT B (FERRY ISLAND SITE) RESERVED BY CONDITION B25 ATTACHED TO HGY/2018/2223

As shown on approved drawings/documents: Verification Report for Ferry Island (Plot B) (ref. TJ3994IR1v1.0) 22/05/2026.