



Officer Report

Application Number:	HGY/2026/1168
Application Type:	Approval of details reserved by a condition
Address:	Plot F (Pavilion), Tottenham Hale Centre, London
Proposal:	Application for the approval of details pursuant to Part B of Condition F19 (Demolition/Construction Environmental Management Plans) in relation to Plot F (Pavilion site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer:	Philip Elliott
Valid Date:	24/04/2026
Applicant:	Please refer to Company name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

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.

Non-material amendment (NMA) approval HGY/2026/1833 allowed for changes to Condition F19 to introduce parts to the condition to allow part approval for the interim landscape works on Plot F separately from any works for a building on Plot F (Pavilion site) in the future.

3. CONSULTEE RESPONSE

LBH Transportation

Part B of Condition F19 will only be acceptable for approval once issues have been addressed from a transport perspective and those elements of the condition outside of the remit of the Transport Planning team are addressed by seeking advice from appropriate technical experts.

Officer note: The Transportation Officer raised several issues with the CEMP and the CLP and other matters. Whilst these would all need addressing if the building was being constructed, given that only landscape works will be delivered these requests would be disproportionate. The condition was subsequently split (under NMA approval HGY/2026/1833) into parts so that details can be approved solely for the landscaping works and then separately for construction of the building should it come forward in the future.

The works involved in Plot F are modest relating to the public realm and planter at this stage and not expected to generate much dust or traffic impacts as the works just relate to installing a metal planter with soil and plants/trees.

LBH Pollution

Having reviewed the applicant submitted Construction Environmental Management Plan (CEMP) with reference TH-JRLG-EM-XX-PL-Z-0001, prepared by JRL Group, dated 2 April 2026, I am happy to recommend discharge of Part B of Condition F19 (Demolition/Construction Environmental Management Plans) attached to approved planning permission HGY/2018/2223 as it relates to Plot F (Pavilion site) SUBJECT to the applicant addressing the following underlisted point(s):

1. We take note of the applicant's proposal to install 24/7 dust monitoring using MCERTs certified dust monitors. Therefore, the applicant will have to submit details of the specific locations of the dust monitors, the proposed exceedances values, and how these results will be made available to the Pollution for ongoing assessment.

Officer note: The applicant has confirmed that the dust monitors were installed for the Plot B works and were removed from site last year due to the main works producing most of the dust finishing and remaining works being minimal in dust production. The monitors were added to the Plot F CEMP, in error as it was an update of the Plot B CEMP. The works involved in Plot F are minimal relating to the public realm and planter at this stage and not expected to generate much dust as they only involve installing a metal planter with soil and plants/trees.

4. ANALYSIS/ASSESSMENT

As amended by HGY/2026/1833 Condition F19 reads:

F19) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot F until a Demolition Environmental Management Plan (DEMP) in respect of Plot F has been submitted to and approved in writing by the local planning authority.

Part B

Interim landscape works shall not commence within Plot F (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot F has been submitted to and approved in writing by the local planning authority.

Part C

Works on the Pavilion Building shall not commence within Plot F (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of the Pavilion Building on Plot F has been submitted to and approved in writing by the local planning authority

The following applies to Parts A, B, and C above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot F.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot F are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);

ix. Details of external lighting; and,
x. Details of any other standard environmental management and control measures to be implemented.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements,
- ii. where appropriate; Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the Plot;
- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot F shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

Pursuant to Condition F19 the applicant has submitted a Construction Environmental Management Plan (CEMP). The CEMP provides a sufficient level of detail for the Interim landscape works which only involve the installation of a planter and landscaping. Plot F sits within Plot B and the CEMP in relation to Plot B and the Ferry Island Buildings 1 and 2 (ref: HGY/2022/2460) dealt with the issues raised by the consultee responses to this application and was approved.

Now that the condition has been split into parts under non-material amendment (NMA) approval HGY/2026/1833, should any applicant choose to construct the building on Plot F (Pavilion site) in the future they would have satisfy Part C of the condition and provide a further CEMP in respect of the Pavilion Building.

As such, sufficient details have been provided for Part B of Condition F19 and they can be approved.

5. RECOMMENDATION

APPROVE DEMOLITION/CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLANS DETAILS RELATING TO CONDITION F19 ATTACHED TO HGY/2018/2223 RELATING TO PLOT F (PAVILION SITE) ONLY.

As shown on approved drawings/documents: Construction Environmental Management Plan (CEMP) C07 02/04/2026.

