



Officer Report

Application Number:	HGY/2026/1019
Application Type:	Approval of details reserved by a condition
Address:	Plot F (Pavilion), Tottenham Hale Centre, London
Proposal:	Approval of details pursuant to Parts A of Conditions F10 (Monitoring and Maintenance Plan - Contamination - Environment Agency) and F15 (Contaminated Land - Part 1 - LBH Environmental Health) 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:	09/04/2026
Applicant:	Please refer to Company name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/1019

Ward: Tottenham Hale

Date received: 09/04/2026

Last amended date: N/A

Drawing number of plans: FERRY ISLAND PLOT F REMEDIATION STRATEGY P451152-WW-XX-XX-RP-G-002 P03 11/08/2026.

Address: Strategic Development Partnership (SDP) Sites - Plot F (Pavilion site), Tottenham Hale Centre, London, N17

Proposal: Application for the approval of details pursuant to Parts A of Conditions F10 (Monitoring and Maintenance Plan - Contamination - Environment Agency) and F15 (Contaminated Land - Part 1 - LBH Environmental Health) in relation to Plot F (Pavilion site) of the Tottenham Hale Centre 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.

Non-material amendment (NMA) approval HGY/2026/1833 allowed for changes to Conditions F10 and F15 to introduce parts to the conditions 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

Environment Agency

...recommend the discharge of Conditions F10 and F15.

LBH Pollution

No objections to discharging of Condition F15 (Contaminated Land - Part 1 - LBH Environmental Health) attached to approved planning permission HGY/2018/2223 as it relates to Plot F.

4. ANALYSIS/ASSESSMENT

As amended by HGY/2026/1833 Condition F10 reads:

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

Part A

The Plot F interim landscape works 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.

Part B

The Pavilion Building on Plot F 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(s), 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.

As amended by HGY/2026/1833 Condition F15 reads:

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

Part A

Prior to the commencement of the interim landscape works 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.

Part B

Prior to the commencement of the Pavilion Building 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.

Pursuant to Conditions F10 and F15 the applicant has submitted a remediation strategy for Plot F. The Environment Agency (EA) agree with the conclusion that the impacted groundwater is likely to be perched and therefore source removal is an acceptable remedial strategy. The Council's Pollution team also find the details to be acceptable. The details can therefore be approved.

5. RECOMMENDATION

APPROVE MONITORING AND MAINTENANCE PLAN – CONTAMINATION (ENVIRONMENT AGENCY) AND CONTAMINATED LAND – PART 1 (LBH ENVIRONMENTAL HEALTH) DETAILS RELATING TO CONDITIONS F10 AND F15 ATTACHED TO HGY/2018/2223 RELATING TO PLOT F (PAVILION SITE) ONLY.

As shown on approved drawings/documents: FERRY ISLAND PLOT F REMEDIATION STRATEGY P451152-WW-XX-XX-RP-G-002 P03 11/08/2026.

Informatives:

The Applicant is advised that Part B of Conditions F10 and F15 remain outstanding and details in relation to these parts of these Conditions must be formally approved prior to construction of the Pavilion building.