St William
Designed for life

FAO: Valerie Okeiyi

Haringey Council
Strategic Application Team
Built Environment & Highways
5th Floor Alexandra House
Wood Green
N22 7TR

08th October 2026

Dear Valerie,

RE: Planning Permission Ref: HGY/2017/3117; Condition Discharge 38

This submission is made by St William Homes LLP ('St William') (the applicant) and contains details pursuant to condition 38 of planning permission HGY/2017/3117 relating to Blocks H1, H2 and H3.

Application Context

London Borough of Haringey granted planning permission for the redevelopment of the Site in April 2018 (Planning Application Ref: HGY/2017/3117). The approved description of development for the 2018 Planning Permission is as follows:

'Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.'

This submission seeks to discharge condition 38 of planning permission HGY/2017/3117.

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Application Content

This application comprises of the following:

- Application form
- Covering letter
- Site location plan
- Demolition Environmental Plan
- Unexploded Ordinance Risk Assessment
- Considerate Constructors Scheme - Record of Performance
- Traffic Management Plan

Planning Condition 38

"No phase of the development hereby approved shall commence until a phase specific Construction Environmental Management Plan (CEMP), which includes Waste Management Plan (WMP), Construction Dust Management Plan (CDMP) and Construction Traffic Management Plan (CTMP), has been submitted to and approved in writing by the Local Planning Authority for the relevant phase. The WMP will demonstrate compliance with an appropriate Demolition Protocol. The CDMP will incorporate appropriate mitigation measures to minimise dust emissions and will be based on the Mayor's Best Practice Guidance (The control of dust and emissions from construction and demolition). This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring).

The CEMP shall provide details of how demolition and construction works are to be undertaken and include a):
i. The identification of stages of works;
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 all plant and machinery to be used during demolition and construction stage, including an inventory of all Non-Road Mobile Machinery (NRMM);
iv. Details of an Unexploded Ordnance Survey;
v. Details of community engagement arrangements;
vi. Details of any acoustic hoarding;
vii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
viii. Details of external lighting
ix. Dust mitigation strategy

b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.

The development 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 LPA prior to any works being carried out on the site. No phase of the development hereby approved shall commence

Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission."

Application Response to Condition
This submission seeks partial discharge of the condition insofar as it relates to demolition works only. A full phase-specific Construction Environmental Management Plan, including WMP, CDMP and CTMP for the construction phase, will be submitted to and approved by the Local Planning Authority prior to commencement of construction works.

St William is committed to keeping local residents, businesses, stakeholders and the wider community informed about the demolition works at Alexandra Gate and any associated impacts throughout the demolition phase

In accordance with the Section 106 Agreement, St William will continue to engage with the Haringey Heartlands Residents and Business Liaison Group through a minimum of four meetings annually during the construction of the development. Ahead of the commencement of demolition works, the project team will provide an update at this meeting outlining the scope of the demolition, the anticipated programme and key milestones. Contact details for the project team will be included in all communications and displayed at the site entrance to ensure the community can easily get in touch if required.

I trust that this application contains sufficient information to allow condition 38 to be discharged and for the associated details to be approved. I would be grateful if you could confirm safe receipt at your earliest convenience and please do not hesitate to contact me should you have any queries regarding this application.

Yours sincerely,

M. Robertson

Matt Robertson
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