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 41

This submission is made by St William Homes LLP ('St William') (the applicant) and contains details pursuant to condition 41 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 41 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
- Traffic Management Plan
- Rules for delivery drivers
- Drivers signature sheet

Planning Condition 41

"No development shall take place for each phase until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:

i) Update to the Construction Logistics Plan prepared by dated October 2017 to include phased development;
ii) Monitoring and joint working arrangements, where appropriate;
iii) Site access and car parking arrangements;
iv) Delivery booking systems;
v) Construction phasing and agreed routes to/from the development replace lorry routeing;
vi) Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA - L07.00 to 9.00 and 16.00 to 18.00 where possible);
vii) Construction works shall only proceed in accordance with the approved relevant CLP;
viii) Travel plans for staff/ personnel involved in construction.

Reason: To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.

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 is made in support of a partial discharge of Condition 41 insofar as it relates to Phase 4 demolition works only.

The approved planning permission was granted on the basis of a site-wide Construction Logistics Plan prepared in October 2017. The enclosed Traffic Management Plan updates the logistics arrangements for the Phase 4 demolition phase of development and reflects the current site context, vehicle routing arrangements, delivery management procedures, staff travel arrangements, monitoring arrangements and community protection measures.

The demolition works represent the first phase of development and have distinct logistics requirements from the subsequent construction phase. As such, this submission seeks approval of demolition-phase logistics only.

Future construction logistics arrangements will be submitted separately prior to commencement of the relevant construction phase.

It is therefore respectfully requested that Condition 41 be partially discharged to enable Phase 4 demolition works to commence. 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
Senior Technical Coordinator
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