



Officer Report

Application Number: HGY/2023/2593
Application Type: Approval of details reserved by a condition
Address: Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal: Approval of details pursuant to condition C26 (Development Near Subsurface Potable Water Infrastructure) in relation to Plot C (WELBOURNE site) of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019.
Case Officer: Philip Elliott
Valid Date: 27/09/2023
Applicant: 3
Agent: Refer to Company Name
Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/2593

Ward: Tottenham Hale

Date received: 27/09/2023.

Last amended date: N/A

Drawing number of plans:
Cover Letter dated 27 September 2023

Address: Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17

Proposal: Approval of details pursuant to condition C26 (Development Near Subsurface Potable Water Infrastructure) in relation to Plot C (WELBOURNE site) of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019.

Applicant: Lawrence House Group

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.

3. CONSULTATION RESPONSES

Development Planning, Thames Water

Water Comments

Thank you for consulting Thames Water for the discharge of matters relating to building close to a strategic water main. Thames Water confirms they are happy for the condition referenced, to be discharged based on the information submitted.

Supplementary Comments

Thames Water have reviewed the information provided and agree to discharge Condition C26. This is based on the understanding that piling works are carried out in accordance with piling layout plan showing our asset is a sufficient distance from their infrastructure. Please advise Thames Water if these plans change so that we can re-assess the risk to our assets. Please discharge Condition C26.

Demolition, piling, and excavation works all have the potential to adversely impact Thames Water assets. Please bear in mind that Thames Water will hold the developer and any relevant contractor/sub-contractor liable for any losses incurred or damage caused to Thames Water assets arising from construction works or subsequent use of the facility.

4. ANALYSIS/ASSESSMENT

Condition C26 reads:

C26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot C development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

Pursuant to Condition C26 (Development Near Subsurface Potable Water Infrastructure) the applicant has submitted email correspondence with Thames Water about the works for the Welbourne Plot in relation to Thames Water's assets as required by the condition. The correspondence shows that Thames Water have no further comments on the details shared and are ready for Condition to be formally discharged in consultation with themselves. This has been confirmed by Thames Water's Development Planning team through consultation on this application.

As such, sufficient information has been provided to identify that the proposed works would not have an undue impact on local underground water utility infrastructure.

5. RECOMMENDATION

APPROVE SUBSURFACE POTABLE WATER INFRASTRUCTURE PROXIMITY DETAILS RELATING TO PLOT C (WELBOURNE SITE) RESERVED BY CONDITION C26 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Cover Letter dated 27 September 2023.

Informatives:

The applicant is advised that Thames Water's agreement to discharge Condition C26 is based on the understanding that piling works are carried out in accordance with the piling layout plan showing their asset is a sufficient distance from their infrastructure. Thames Water must be advised if these plans change so that they can re-assess the risk to their assets.

Demolition, piling, and excavation works all have the potential to adversely impact Thames Water assets. Please bear in mind that Thames Water will hold the developer and any relevant contractor/sub-contractor liable for any losses incurred or damage caused to Thames Water assets arising from construction works or subsequent use of the facility.