



Officer Report

Application Number:	HGY/2023/2778
Application Type:	Approval of details reserved by a condition
Address:	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal:	Partial approval of details (Phase 1A only) pursuant to Condition 18 (Monitoring and Maintenance Plan – Contamination) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer:	John Kaimakamis
Valid Date:	16/10/2023
Applicant:	Mr Jomel Allen
Agent:	MR Jomel Allen

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Hybrid Planning Application was granted consent on 10 July 2023 for the following:

- (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;
- (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and
- (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

ANALYSIS/ASSESSMENT

Condition 18

Condition 18 reads as follows:

“Monitoring and Maintenance Plan (Contamination)

Prior to any piling works starting for each relevant Phase, a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan for each Phase a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved 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 the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 174 of the National Planning Policy Framework.”

Pursuant to Condition 18 the applicant has provided the following documents: Contaminated Land Assessment (Ref: CLA-21914J-22-151) Rev A dated 18 May 2022 prepared by IDOM; Remediation Method Statement (Ref: RMS-21912J-23-166) Rev C dated 05 October 2023 prepared by IDOM; and Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing.

This information was referred to the Council’s Pollution Officer, who commented as follows:

“... it appears that Condition 18 (Monitoring and Maintenance Plan – Ground Water) appears to have been recommended by the Environment Agency in their comments dated 26th September 2022 and will therefore need to be approved in consultation with them before the condition can be discharged. Therefore, we suggest that the applicant submitted information is forwarded to the EA for their comment.”

The Environment Agency stated that *“having reviewed the above information we are able to recommend the discharge of Condition 18 for Phase 1A of the site”*.

As such, it is considered that adequate details have been submitted to discharge Condition 18 for Phase 1A only. An informative will be placed on any decision notice informing the applicant that details pertaining to remaining phases are still required to be submitted before commencement of works within those phases.

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION

PARTIAL APPROVAL OF DETAILS (PHASE 1A ONLY) RESERVED BY CONDITION 18 ATTACHED TO HGY/2022/1833.

As shown on approved drawings/documents:

Condition 18

- Contaminated Land Assessment (Ref: CLA-21914J-22-151) Rev A dated 18 May 2022 prepared by IDOM

- Remediation Method Statement (Ref: RMS-21912J-23-166) Rev C dated 05 October 2023 prepared by IDOM
- Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing

INFORMATIVE

The applicant is informed that condition 18 has only been discharged in part in that they relate to Phase 1A only and that details pertaining to the remaining phases are still required to be submitted before commencement of works within those phases.

Informatives:

The applicant is informed that condition 18 has only been discharged in part in that they relate to Phase 1A only and that details pertaining to the remaining phases are still required to be submitted before commencement of works within those phases.