



Officer Report

Application Number: HGY/2023/3181
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 B26 (Development Near Subsurface Potable Water Infrastructure (Thames Water)) in relation to Plot B (Ferry Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019
Case Officer: Philip Elliott
Valid Date: 28/11/2023
Applicant: 3 Midgard Ltd
Agent: Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/3181

Ward: Tottenham Hale

Date received: 28/11/2023

Last amended date: 15/12/2023

Drawing number of plans:

Covering Letter (dated 27/11/2023) and Thames Water Asset Protection letter Ref X2039/1841 v1 – Alex Birgauan dated 12/01/2023.

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 B26 (Development Near Subsurface Potable Water Infrastructure (Thames Water)) in relation to Plot B (Ferry Island 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.

4. ANALYSIS/ASSESSMENT

Condition B26 reads:

B26) 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 B 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 B26 (Development Near Subsurface Potable Water Infrastructure (Thames Water)) the applicant has submitted a Covering Letter (dated 27/11/2023) and a draft confirmation letter of satisfaction from Thames Water.

Thames Water have also been consulted on the submission and they have confirmed they are happy for Condition B26, to be discharged based on the information submitted.

This is based on the understanding that piling/demolition works are carried out in accordance with Thames Water Asset Protection letter Ref X2039/1841 v1 – Alex Birgauan dated 12/01/2023.

Given Thames Water's satisfaction that the proposed works would pose negligible risk to the Thames Water assets the details submitted under Condition B26 can be approved.

5. RECOMMENDATION

APPROVE THE DEVELOPMENT NEAR SUBSURFACE POTABLE WATER INFRASTRUCTURE DETAILS RELATING TO PLOT B (FERRY ISLAND SITE) RESERVED BY CONDITION B26 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Covering Letter (dated 27/11/2023) and Thames Water Asset Protection letter Ref X2039/1841 v1 – Alex Birgauan dated 12/01/2023.

Informatives:

The applicant is advised that this approval is based on the submitted details as shown on the approved plans. If these plans change a further submission must be submitted so that the Local Planning Authority can re-assess the risk to Thames Water assets.

The applicant is advised that 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.

The applicant is advised that plans of Thames Water apparatus can be obtained through their website at www.thameswater-propertysearches.co.uk. Please contact Developer Services if you wish to discuss further (0800 009 3921 or by email at developer.services@thameswater.co.uk with email subject FAO Asset Protection Team). Please use the following reference in all future correspondence: DTS 53859.