

Officer Report

Application Number:
Application Type:
Address:

HGY/2023/2352

Approval of details reserved by a condition

Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline,, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8 & N22

Proposal:

Approval of details pursuant to Part A of condition 32 (Updated Air Quality Assessment) - partial discharge of planning permission HGY/2017/3117 and pursuant to Part A of condition 32 (Updated Air Quality Assessment) of S96a Planning Permission reference HGY/2018/2643 in relation to Blocks H1, H2 and H3 only

Case Officer:
Valid Date:

Valerie Okeiyi
31/08/202
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Applicant:
Agent:

Mr Oscar Czechowicz

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2017/3117

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

HGY/2018/2643

Amendment to wording of Conditions 32 and 53 attached to planning permission HGY/2017/3117 to allow required documentation to be submitted and approved as part of the submission of reserved matters application.

Amendment to condition 24 to fall under the 'prior to occupation' category of planning permission reference HGY/2017/3117

2. CONSULTATION RESPONSE

Internal

LBH Pollution Officer –

Having considered the applicant's response outlined below, along with the previously submitted Cover Letter prepared by St William Homes LLP, dated 31st August 2023 along with the Air Quality Assessment reference WIE11636-100-R-1-4-1_AQ prepared by Waterman Infrastructure & Environment Limited dated August 2023 and taken note of Sections 3 (Baseline Conditions), 4 (Operational Development), 5 (Summary and Conclusions), we are happy to recommend the partial discharge of Condition 32a relating to ONLY Blocks H1, H2 and H3 of approved planning permission HGY/2017/3117.

3. ANALYSIS/ASSESSMENT

Part A of Condition 32 (Updated Air Quality Assessment) reads:

Alongside the submission of any reserved matters, an updated air quality assessment shall be submitted and approved by the Council in line with best practice guidance and other guidance provided by the Council. The air quality assessment will:

- Identify how the building works and related activities and the future operation and use of the development site may impact upon local air quality.
- Model the impact of the development on local air quality using ADMS Urban, agreed traffic data, include surrounding developments, all site-wide emission sources (CHP, gas boilers, energy centres) and include scenarios of pre-agreed years and worst case,
- Identify mitigation measures that are already part of any planned development and should any risk of exposure to poor air quality be determined, mitigation measures shall be included, where applicable, in the buildings design
- Identify possible additional mitigation measures that may be implemented to maintain and where possible improve air quality in the vicinity of the development.
- Provide full details of measures that will be implemented to maintain and where possible improve air quality in the vicinity of the development.

- Provide full details of measures that will be implemented to protect the internal air quality of buildings.
- Identify measures that will be implemented or continue to be implemented after the completion of the development with clear timescales of when information will be provided.

Officers have reviewed the updated air quality assessment and is satisfied that Part A of Condition 32 can be discharged in relation to blocks H1, H2 and H3 only.

4. RECOMMENDATION

Grant Partial Discharge of Part A of Condition 32

Informatives:

The applicant is advised that Part A of condition 32 (Updated Air Quality Assessment) has only been discharged in part and relates to Phase 4 - blocks H1-H3 only.