



Officer Report

Application Number: HGY/2023/2212
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 B24 (Contaminated Land) 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: 15/08/2023
Applicant: Refer to Company Name
Agent: Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/2212

Ward: Tottenham Hale

Date received: 15/08/2023

Last amended date: 22/01/2024

Drawing number of plans:

Covering Letter (dated 15/08/2023); Capping Layer Soil Import Specification; Applicant response dated 16 October 2023; Applicant response dated 22 January 2024 ref: CG/39277A; and the details approved under HGY/2022/0779 relating to Condition B24.

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 B24 (Contaminated Land) 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 B24 reads:

B24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot B (other than for investigative work):

a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-

- i. A risk assessment to be undertaken,
- ii. Refinement of the Conceptual Model, and
- iii. The development of a Method Statement detailing the remediation requirements

b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on the Plot.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Pursuant to Condition B24 Contaminated Land – Part 1 (LBH Environmental Health) the applicant has submitted a Covering Letter (dated 15/08/2023) and Capping Layer Soil Import Specification and subsequent responses to Environment Agency comments.

Condition B24 was only part-discharged under ref: HGY/2022/0779 due to Environment Agency concerns regarding the proposed importation criteria and a request for further details in relation to this. The Council's Pollution Team has already recommended the discharge of B24 under HGY/2022/0779.

The applicant has sought to agree the importation criteria with the Environment Agency (EA) through this submission. After some back and forth between the EA and the applicant's geotechnical & geoenvironmental consultants the EA has recommended that Condition B24 can be discharged.

5. RECOMMENDATION

APPROVE THE CONTAMINATED LAND – PART 1 DETAILS RELATING TO PLOT B (FERRY ISLAND SITE) RESERVED BY CONDITION B24 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Covering Letter (dated 15/08/2023); Capping Layer Soil Import Specification; Applicant response dated 16 October 2023; Applicant response dated 22 January 2024 ref: CG/39277A; and the details approved under HGY/2022/0779 relating to Condition B24.

Informatives:

The details approved under this grant should be read in conjunction with the details approved under ref: HGY/2022/0779 where the other parts of Condition B24 were approved.