



Officer Report

Application Number: HGY/2023/0169
Application Type: Approval of details reserved by a condition
Address: 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
Proposal: Approval of details pursuant to condition 24 - partial discharge (Unsuspected Contamination) of planning permission HGY/2017/3117 relating to buildings D1, D2, D3,-D4, E1, E2 and E3 only
Case Officer: Valerie Okeiyi
Valid Date: 17/01/2023
Applicant: Ben Evans
Agent:

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Proposal: 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

2. CONSULTATION RESPONSE

Internal

None required

External

Environment Agency-

Thank you for consulting us on the above application. We have reviewed the following Reports submitted to us:

- Keltbray. Verification Report. Clarendon Road Phase 3B, Mary Neuner Road, Wood Green, N22 6TZ, London. Document Reference RE6089-VR-GG-Phase3B Revision 04. Dated June 2023.

It is understood that the reports contain details pursuant to condition 31(CON2) and condition 24 of planning permission HGY/2017/3117 relating to Blocks D1- D4 and E1- E3. Blocks D1-D4 and E1 to E3 are located in Phase 3 and Phase 3b of the site. Block F1 is also located in Phase 3, however we understand this will be constructed at a later date. We also note that further groundwater monitoring is being undertaken and that a further submission will be made later in 2023.

We are satisfied that our comments have been adequately addressed and therefore support the partial and 24 (Unsuspected Contamination) with respect to blocks D1 to D4 and E1 to E3.

3. ANALYSIS/ASSESSMENT

Condition 24 (Unsuspected Contamination) reads:

If, during development, contamination not previously identified is found to be present at the site then no further development of that phase (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources

The Environmental Agency has reviewed the information submitted and has confirmed that condition 24 (Unsuspected contamination) can therefore be partially discharged for blocks D1, D2, D3, D4, E1, E2 and E3 only.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 24

INFORMATIVE(S):

The applicant is advised that condition 24 (Unsuspected contamination) has only been discharged in part in that it relates to Blocks D1, D2, D3, D4, E1, E2 and E3 only.

Informatives:

The applicant is advised that condition 24 (Unsuspected contamination) has only been discharged in part in that it relates to Blocks D1, D2, D3, D4, E1, E2 and E3 only.