



Officer Report

Application Number: HGY/2023/2833
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 C25 (Contaminated Land – Part 2 (LBH Environmental Health)) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019.
Case Officer: Philip Elliott
Valid Date: 20/10/2023
Applicant: Refer to Company Name
Agent: Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/2833

Ward: Tottenham Hale

Date received: 20/10/2023

Last amended date: 05/04/2024

Drawing number of approved plans/documents:

Clean Cover Validation Letter with reference L-21996b-2.4.2-24-169-NTD, prepared by IDOM Merebrook Ltd., dated 29 February 2024

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 C25 (Contaminated Land – Part 2 (LBH Environmental Health)) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019.

Applicant: United Living

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.

3. CONSULTATION RESPONSE

The Council's Pollution Officer states as follows:

Having considered the applicant submitted Clean Cover Validation Letter with reference L-21996b-2.4.2-24-169-NTD, prepared by IDOM Merebrook Ltd., dated 29 February 2024 taking note of the Laboratory certificate and photograph appendix, we are happy to recommend the discharge of Condition C25 (Contaminated Land – Part 2 (LBH Environmental Health)) in relation to Plot C (Welbourne site) ONLY attached to approved planning permission HYG/2018/2223.

4. ANALYSIS/ASSESSMENT

The full wording of Condition C25 is as follows:

C25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot C.

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

The requirements for approval of a risk assessment, conceptual model and method statement were discharged in October 2019 pursuant to Condition C24 (Contaminated Land - Part 1) (ref: HGY/2019/2542). The letter from Langan International dated 27 August 2019 approved to discharge Condition C24 concluded that no remediation was required

The applicant has confirmed that throughout the construction works there were no incidents of contamination not previously identified occurring and no associated discharge of Condition C20 (Contamination Not Previously Identified) required.

Therefore, approval is sought to fully discharge the requirements of Condition C25 on the basis that the Part 1 requirements were satisfied, which confirmed that no remediation was required, and no further contamination was found throughout excavations on site.

The applicant has submitted a Remediation/verification/Discovery report to confirm that the site is suitable for its intended end usage. This is due to previous ground investigations confirming the presence of made ground, which was typically less than 1m thick but at a single location as can be seen from the summary of geology encountered extended to 2.35m below ground level and that prior to commencing construction there is a site clearance phase which includes clearing the site of vegetation including removing the top 500mm of Made Ground.

Further contamination was not identified during the groundwork. The communal areas were found to be of a suitable chemical quality and had been placed to an appropriate thickness when sampled by the consultant the applicant commissioned to carry out the verification work.

The submitted report has been reviewed by the Council's pollution team who support approval.

5. RECOMMENDATION

APPROVE CONTAMINATED LAND – PART 2 DETAILS RELATING TO PLOT C (WELBOURNE SITE)
RESERVED BY CONDITION C25 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Clean Cover Validation Letter with reference L-21996b-2.4.2-24-169-NTD, prepared by IDOM Merebrook Ltd., dated 29 February 2024