



# Officer Report

**Application Number:** HGY/2024/0435  
**Application Type:** Approval of details reserved by a condition  
**Address:** Tottenham Substation, Watermead Way, London, N17 0SG  
**Proposal:** Approval of Schedule 2 Requirement 13 (CEMP) relating to Stage 3a (as approved under HGY/2023/0953), of The National Grid (North London Reinforcement Project) Order 2014 attached to development consent order HGY/2014/3601.  
**Case Officer:** Nathan Keyte  
**Valid Date:** 15/03/2024  
**Applicant:** Simon Dunstan  
**Agent:** Ms Jessica Mangos

## **RECOMMENDATION**

**Approve**

### **1. APPROVED DEVELOPMENT**

North London Reinforcement Project to replace and maintain an existing section of 275kV overhead power line with a 400kV overhead line and to undertake works to the associated substations at Waltham Cross, Brimsdown and Tottenham. This is designed to help facilitate the increased flow of electricity into London. The National Grid (North London Reinforcement Project) Order 2014 attached to development consent order HGY/2014/3601.

Planning approval for staging under Requirement 3 (Stages of Authorised Development) of The National Grid (North London Reinforcement) Development Consent Order 2014 (the DCO) was subsequently made and approved for Haringey under HGY/2023/0953.

Stage 3A of the works relates to demolition and remediation to occur on the Tottenham Substation site.

The table below sets out the stages of Authorised Development approved under HGY/2023/0953.

| Stage | Name | Description | Indicative Period of works | Relevant Local Planning Authority |
|-------|------|-------------|----------------------------|-----------------------------------|
|       |      |             |                            |                                   |

|   |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |                                |
|---|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------|
| 0 | Early enabling works     | <p>Construction of 12 foundations for Cable Sealing End Compounds at Tottenham substation, at the location of pylon VC1R.</p> <p>[This stage of work has been completed and is therefore not detailed in this document]</p>                                                                                                                                                                                                                                                                                                                                                                         | Q1 2019–<br>Q3 2019 | London Borough of Haringey     |
| 1 | Waltham Cross substation | <p>Establishment of material holding facility and laydown area by Stubbins Hall Lane.</p> <p>Construction of new gas insulated switchgear substation at Waltham Cross.</p>                                                                                                                                                                                                                                                                                                                                                                                                                          | Q1 2024–<br>Q2 2028 | Epping Forest District Council |
| 2 | Brimsdown substation     | <p>Extend existing Brimsdown substation.</p> <p>Construction of a new bridge over the Small RiverLee (Turkey Brook).</p> <p>Establishment of laydown area.</p> <p>Installation of cable sealing end compound at ZBC19, and underground cables to Brimsdown substation; removal of cable sealing end compounds at ZBC20, and cables between ZBC20 and Brimsdown substation.</p> <p>Remodelling existing bund and works to temporarily divert footpath.</p> <p>Creation of new permanent footpath linking footpath at dismantled railway to Footpath No. 103; and new diversion Footpath No. 103.</p> | Q3 2024–<br>Q2 2028 | London Borough of Enfield      |

|    |                                        |                                                                                                                                                                                                                                                                                                                                                     |                   |                            |
|----|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------|
| 3A | Tottenham substation preparatory works | Demolition and remediation works.                                                                                                                                                                                                                                                                                                                   | Q1 2024 – Q3 2024 | London Borough of Haringey |
| 3b | Tottenham substation                   | <p>Establishment of material holding facility and laydown area.</p> <p>Works to facilitate bypassing of Tottenham substation.</p>                                                                                                                                                                                                                   | Q3 2024 – Q2 2028 | London Borough of Haringey |
| 4  | Reconducting Tottenham Hackney VC2     | <p>Installation of new transmission pylon VC1R, and conductors, insulators and fittings between VC1R and VC2, and new connections between VC1R and gantries.</p> <p>Removal of existing transmission pylon VC1, and conductors, insulators and fittings between VC1R and VC2, and connection between VC1 and the existing Tottenham substation.</p> | Q4 2024 – Q2 2028 | London Borough of Haringey |

|   |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                                                                                                                                                     |
|---|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | Over Head Line | <p>Uprating of ZBC OHL between ZBC2 and ZBC43.</p> <p>Removal of existing transmission pylon ZBC1, the conductors between ZBC1 and ZBC2, and the connection between ZBC1 to Waltham Cross substation.</p> <p>Removal of existing transmission pylon 4ZM1; installation of new transmission pylon 4ZM1R.</p> <p>Modifications to existing protection and control equipment to facilitate the bypass of Tottenham substation.</p> <p>Establishment of material holding facility and laydown area at car park by Lee Park Way.</p> | Q4 2025 –<br>Q4 2027 | <p>Epping Forest District Council<br/>London<br/>Borough of Enfield<br/>London<br/>Borough of Haringey<br/>London<br/>Borough of Waltham Forest</p> |
|---|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|

## 2. PROPOSAL

The current application relates to Approval of Schedule 2 Requirement 13 (CEMP) relating to Stage 3a (as approved under HGY/2023/0953), of The National Grid (North London Reinforcement Project) Order 2014 attached to development consent order HGY/2014/3601.

## 3. CONSULTATION

Pollution Air Quality Contaminated Land – supports, following confirmation received from the Applicant that prior to works commencing the locations of dust monitors will be provided to the LPA Pollution Team for approval and that monthly reports will be sent to the Pollution Team for on-going assessment and has been incorporated into the revised CEMP.

LBH Transport – queried additional details, which have since been provided with the CTMP attached approved under the discharge of Requirements 7-9 (reference no. HGY/2024/0123).

Environment Agency – no response. Feedback has however been provided regarding discharge of Requirement 11 (Contaminated Land and Ground Water) under HGY/2024/0726.

Drainage – no response.

Historic England – no response. Feedback has however been provided regarding discharge of Requirement 14 (Archaeology) under HGY/2024/0727.

#### **4. ANALYSIS/ASSESSMENT**

##### Requirement 13

Requirement 13 (CEMP) of The National Grid (North London Reinforcement) Development Consent Order 2014 (the DCO) states:

*(1) No stage of the authorised development shall commence until a construction environmental management plan for that stage specifying measures to be used to minimise the impacts of construction works, such as means of minimising pollution from dust, noise, vibration and lighting, wheel cleansing facilities, routes for construction traffic and working hours and reflecting the measures included in the environmental measures document has, after consultation with the Lee Valley Regional Park Authority where it refers to any land within the boundary of the Lee Valley Regional Park, been approved by the relevant planning authority.*

*(2) All construction works shall be undertaken in accordance with the construction environmental management plan prepared in accordance with requirement 13(1), unless otherwise agreed by the relevant planning authority.*

Stage 3A relates to demolition and remediation works of the Tottenham Substation Site. Stages 3A and 3b were separated to provide for efficiencies in the delivery of Stage 3 of the Authorised Development.

It is noted that details for the Stage 3A works have been reviewed and approved under several other requirements, including the following:

- HGY/2024/0434 – Requirement 12 (Ecological Management Strategy)
- HGY/2024/0433 – Requirement 10 (Drainage Strategy) in part.
- HGY/2024/0123 – Requirements 7 (Highway Access), 8 (Public Rights of Way) and 9 (Construction Traffic Management Plan).

The works will therefore be subject to the above parts, however as mentioned earlier, the CEMP has incorporated the approved CTMP. The CEMP has also incorporated ecological measures such as lighting for bats under section 2.5, and where no night works are currently proposed.

Construction works are proposed to be carried out on-site between the hours of 8.00 am and 5.00 pm Monday to Friday and 8.00 am to 1.30 pm on Saturdays. HGV Deliveries are limited to between 8.00 am and 12.00 pm on Saturdays (subject to agreement with the Local Authority – London Borough of Haringey). As noted in Section 2.5 of the CEMP, no night time working is proposed, with any amendment to this required to be submitted to LB Haringey for approval.

The works for Stage 3A include the demolition of the current bus depot building and remediation works. The key impacts will likely occur from the demolition works, including removal of the building slab. Methods for controlling construction noise and vibration are provided in Section 6 of the CEMP. The works will be undertaken in compliance with all relevant legislation, and minimized during the hours of work proposed. Considering these points, and the surrounding uses being mainly light industrial/ non residential in nature, the impacts from noise and vibration resulting from Stage 3A works will be acceptable.

#### **5. RECOMMENDATION**

GRANT DISCHARGE OF REQUIREMENT 13 AS RELEVANT TO STAGE 3A