



Officer Report

Application Number: HGY/2024/0726
Application Type: Approval of details reserved by a condition
Address: Tottenham Substation, Watermead Way, London, N17 0SG
Proposal: Approval in part (Phase 0 and 1 Demolition and remediation of cable corridor) of Schedule 2 Requirement 11(1 and 2) (Contaminated Land and Groundwater) 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: Mr 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	Construction of 12 foundations for Cable Sealing End Compounds at Tottenham substation, at the location of pylon VC1R. [This stage of work has been completed and is therefore not detailed in this document]	Q1 2019– Q3 2019	London Borough of Haringey
1	Waltham Cross substation	Establishment of material holding facility and laydown area by Stubbins Hall Lane. Construction of new gas insulated switchgear substation at Waltham Cross.	Q1 2024– Q2 2028	Epping Forest District Council
2	Brimsdown substation	Extend existing Brimsdown substation. Construction of a new bridge over the Small RiverLee (Turkey Brook). Establishment of laydown area. 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. Remodelling existing bund and works to temporarily divert footpath. Creation of new permanent footpath linking footpath at dismantled railway to Footpath No. 103; and new diversion Footpath No. 103.	Q3 2024– 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	Establishment of material holding facility and laydown area. Works to facilitate bypassing of Tottenham substation.	Q3 2024 – Q2 2028	London Borough of Haringey
4	Reconducting Tottenham Hackney VC2	Installation of new transmission pylon VC1R, and conductors, insulators and fittings between VC1R and VC2, and new connections between VC1R and gantries. Removal of existing transmission pylon VC1, and conductors, insulators and fittings between VC1R and VC2, and connection between VC1 and the existing Tottenham substation.	Q4 2024 – Q2 2028	London Borough of Haringey

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

2. PROPOSAL

The current application relates to Approval in part of Schedule 2 Requirement 11 (Contaminated Land and Groundwater) 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.

The description of the phases and the works associated with the remediation works are outlined in Section 1.3 of the Remediation Strategy.

Notwithstanding what is outlined in the submitted Covering Letter, as confirmed by the agent the scope of works to which the partial discharge of Requirement 11 is now sought relates to the demolition of the former depot building on the site ('Phase 0'), and the undertaking of remediation to enable the development works associated with the underground cables required in the north eastern portion of the site ('Phase 1'). This excavation will involve, in parts, the removal of the existing building concrete slab, shallow excavation works, soils treatment and other remediation works outlined in the remediation strategy submitted.

The applicant will subsequently apply for works prior to 'Phase 2' operations occurring, which involve wider remediation across the site, and which will require additional testing and investigation to be undertaken. These investigation works are stated to be undertaken under Part 4 Supplemental Powers, Paragraph 19 of the DCO which allows NGET the powers to survey and

investigate land including making trial holes on the land to investigate the nature of the surface layer and subsoil and remove soil samples and carry out archaeological investigations on the land (19(1)(b)(c)).

3. ANALYSIS/ASSESSMENT

Requirement 11

Requirement 11 (Contaminated land and groundwater) 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 written scheme applicable to that stage, to deal with the contamination of any land, including groundwater, within the Order limits which is likely to cause significant harm to persons or pollution of controlled waters or the environment has, after consultation with the Environment Agency, been submitted to and approved by the relevant planning authority.

(2) Each scheme submitted under requirement 11(1) shall include an investigation and assessment plan and relevant reports, prepared by a specialist consultant approved by the relevant planning authority in consultation with the Environment Agency, to identify the extent of any contamination and the remedial measures to be taken to render the land fit for its intended purpose, together with a management plan which sets out immediate and long-term remedial measures with respect to any contaminants found to be remaining on the site. The plan shall include a scheme of post-remedial monitoring, as necessary to demonstrate that the remediation works have been carried out appropriately and site remediation criteria have been met.

(3) Remedial measures must be carried out in general accordance with the scheme approved in accordance with requirement 11(1) unless otherwise agreed with the relevant planning authority. Where provided for in the scheme, post-remedial monitoring must be carried out to demonstrate that the remediation works have been carried out appropriately and the site remediation criteria have been met.

The works sought relate to the discharge in part of the above requirements 11(1) and 11(2), to enable the demolition of the existing building and the remediation of cable corridors required in the north-eastern portion of the site.

The Environmental Protection Agency has confirmed that remediation works as described under 'Phase 1' of works can be discharged, however additional investigation works are required before remediation works can be undertaken to discharge 'Phase 2'.

Council's Pollution Officer has concurred with this approach, and notes 'While we take note that the applicant will continue to engage with the Environment Agency, the applicant will need to send a copy of the Outline Remediation Strategy to the Environment Agency for their comment relating to groundwater remediation – to ensure they satisfied with the proposed remediation strategy'.

4. RECOMMENDATION

GRANT DISCHARGE IN PART OF REQUIREMENT 11 AS RELEVANT TO STAGE 3A.

