



Officer Report

Application Number:	HGY/2023/2517
Application Type:	Approval of details reserved by a condition
Address:	108 Vale Road, London N4 1TD
Proposal:	Approval of details reserved by a condition 14 (Details relating to the future connection to the DEN) attached to planning permission HGY/2022/0044
Case Officer:	Sarah Madondo
Valid Date:	20/09/2023
Applicant:	.
Agent:	Carol Bowditch

RECOMMENDATION

Approve

1. PROPOSED DEVELOPMENT

Approval of details reserved by a condition 14 (Details relating to the future connection to the DEN) attached to planning permission HGY/2022/0044

2. SITE AND SURROUNDINGS

The site is currently occupied by approximately 130 storage containers associated with 'Storage for London', as well as hardstanding areas used for vehicle parking. This land is located on the southern side of Vale Road, with four existing access points available from this road into the site. Directly to the northeast is the Florentia Clothing Village, and this is in the same ownership as the application site. The Florentia Clothing Village comprises a mix of uses, including: light industrial, office and residential. Neighbouring to the south-west of the site is the former Maynards Factory, which is in commercial and industrial use. The immediate surroundings are predominantly made up of premises in commercial or industrial use, although some of the nearby buildings are also in residential use. There are no statutorily listed buildings within or nearby to the site, and the land is not within a Conservation Area. However, several locally listed buildings are situated directly to the south-west, including: the Maynards building and No 102 Vale Road.

4. APPROVED DEVELOPMENT

HGY/2022/0044- Application for full planning permission for a comprehensive redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works.

5. ANALYSIS/ASSESSMENT

Condition 14 reads:

Prior to commencement of above ground construction works, details relating to the future connection to the DEN shall be submitted to and approved by the Local Planning Authority. This shall include:

- a) Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning including provision of key information on system performance required by CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);*
- b) Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.*
- c) Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;*
- d) A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;*
- e) Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;*
- f) Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;*
- g) Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue; and*
- h) Details of a future pipework route from the temporary boiler location to the plant room.*

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site, in compliance with the Energy Hierarchy, and in line with Policy SI2 of the London Plan 2021 and Policy SP4 of the Haringey Local Plan 2017.

Pursuant to condition 14, the applicant has submitted MB Aslaid and Unknown Utilities – Location Map, MB Aslaid and Unknown Utilities – Location Map #2 Rev 2, Incoming and Primary Buried Services Location Map #3, Incoming and Primary Buried Services Location Map Rev1 and MB Incoming and Primary Buried Services – Location Map #5 which have been reviewed by the Energy Infrastructure Lead officer who advised that the applicant has submitted sufficient information for the purposes of discharging condition 14. The details submitted are considered acceptable and in line with the intentions of the condition.

6. RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 14. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.