



Officer Report

Application Number: HGY/2023/0158
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 31 (CON 2) - partial discharge (Remediation of contamination) of planning permission HGY/2017/3117 relating to buildings D1-D4 and E1-E3 only
Case Officer: Valerie Okeiyi
Valid Date: 17/01/2023
Applicant: Ben Evans
Agent:

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

'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

Lead Pollution (Final comments in green)

Building D4, E1, E2, & E3 Gas Membrane: To confirm, you would like our 3rd party verification company to include text within their report to state that gas membranes were not installed to D4, E1, E2, & E3 as they were not deemed required in accordance with the remediation strategy. **Yes, please can this be included for completeness.** Unfortunately the company that provides third party verification of gas membrane installation is employed by our RC frame contractor. Our relationship with them has broken down somewhat over the final account and as a result they are not being particularly helpful to us at the moment. I have looked into the history around the gas membrane requirements and would propose we close this out in another way. Whilst the remediation strategy does clearly state that a gas membrane is not required to D4 or the E blocks this was only determined through further monitoring. By the time this was concluded we had already constructed the D4 and E block basements up to pile cap level so have installed a dual gas/waterproofing membrane up to this level. The only reduction in specification we were able to capture was the change of the final membrane from top of pile cap up to DPC level. So for D1 through D3 the self-adhesive membrane is the Pudlo GP Ultra Seal (gas/waterproofing) for D4 & E blocks we have used Pudlo BW membrane (waterproofing only). Furthermore as we had already bought third party verification for all membranes we chose to maintain this service in all locations. What we can provide is the third party membrane installation verification certificates for all blocks. See attached, please let us know if this is sufficient to close this requirement. **This is sufficient to close out this requirement**

External

Environment Agency

Thank you for consulting us on the above discharge of condition application. We have received and reviewed the following documents:

- 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.

The reports contain details pursuant to the partial discharge of condition 31(CON2) of planning permission HGY/2017/3117 relating to Blocks D1- D4 and E1-E3 which are in Phase 3 and Phase 3b of the site.

We note that further groundwater monitoring is being undertaken and that a further submission will be made later in 2023.

Based on the information submitted, we can recommend partial discharge of Condition 31.

3. ANALYSIS/ASSESSMENT

CON2 of Condition 31 (Completion of remediation) reads:

Where remediation of contamination on the site 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.

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

The Councils Pollution Team has assessed the third-party membrane installation verification certificates for all blocks and is satisfied to partially discharge CON 2 of condition 31 in relation to blocks D1, D2, D3, D4, E1, E2 and E3 only.

The Environment Agency has reviewed the Keltbray Verification report as is satisfied to to partially discharge CON 2 of condition 31 in relation to blocks D1, D2, D3, D4, E1, E2 and E3 only.

The condition can be discharged in part for Blocks D1, D2, D3, D4, E1, E2 and E3 only.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 31 CON2

INFORMATIVE:

The applicant is advised that condition 31 (CON 2 - remediation of contamination) has only been discharged in part and relates to Blocks D1, D2, D3, D4, E1, E2 and E3 only.

Informatives:

The applicant is advised that condition 31 (CON 2 - remediation of contamination) has only been discharged in part and relates to Blocks D1, D2, D3, D4, E1, E2 and E3 only.