



Officer Report

Application Number: HGY/2023/1783
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 (Land contamination) of planning permission HGY/2017/3117 relating to buildings D1 and D2 only
Case Officer: Valerie Okeiyi
Valid Date: 06/07/2023
Applicant: Ben Evans
Agent:

RECOMMENDATION

Approve

2. 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

LBH Carbon Management Team (Pollution) – (comments in blue)

It is noted that the applicant submitted gas verification reports only covers Blocks D1-D2. Therefore, the relevant gas verification reports for Blocks D3-D4 will need to be submitted and formally reviewed. It is noted that in the applicant's previously submitted Remediation Strategy that for Blocks E1-E3 it states, "no additional gas protection measures are required as the underground basement is assumed to be vented in addition to the gas resistance provided by the basement floor and wall construction itself." As per the remediation strategy, building D4 will also not be provided with any additional gas protection measures on the basis that the building sits over a ventilated basement. All gas membrane verification information for D1 & D2 was submitted under HGY/2023/0517 but this remains without consent. Can you confirm if there are further queries related to this? The Pollution Team reviewed the gas membrane verification information and were satisfied with this information. However, before we could recommend the partial discharge of Condition 31 for Blocks D1-2, we still required verification details relating to the areas of soft landscaping. This has subsequently been dealt with under planning applications HGY/2023/1783 + HGY/2023/3197 and the Pollution Team are happy to recommend the partial discharge for these blocks.

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 Council's Pollution Team has assessed the verification details relating to the areas of soft landscaping and is satisfied to partially discharge CON 2 of condition 31 in relation to blocks D1 and D2 only.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 31 CON2

INFORMATIVE:

The applicant is advised that CON2 of Condition 31 (Completion of remediation) has only been discharged in part and relates to Blocks D1 and D2 only.

Informatives:

The applicant is advised that CON2 of Condition 31 (Completion of remediation) has only been discharged in part and relates to Blocks D1 and D2 only.