

REF: R01008/MR/AP
SUBMITTED VIA PLANNING PORTAL

London Borough of Haringey Council
6th Floor
River Park House
225 High Road
Wood Green
London
N22 8HQ

04 September 2024

Dear Sir / Madam,

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION 36 (IMPACT PILING METHOD STATEMENT, PRE-PILING WORKS) OF PLANNING PERMISSION HGY/2021/2304
29-33, THE HALE, LONDON, N17 9JZ**

I write on behalf of the Applicant, Crosstree Real Estate Partners LLP, to enclose an application to discharge Condition 36 (Impact Piling Method Statement, Pre-Piling Works) of planning permission HGY/2021/2304.

Planning permission was granted on 30th August 2023 under LPA ref. HGY/2021/2304 for:

“Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures.”

Condition 36 of planning permission HGY/2021/2304 states:

“(a) No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water infrastructure, and the programme for the works) for the building has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water”.

Furthermore, point (b) of the Condition outlines the following statement and reason:

“(b) Any piling must be undertaken in accordance with the terms of the approved piling method statement for the building.

REASON: The proposed works will be in close proximity to underground sewerage and water main utility infrastructure. Piling has the potential to impact on local underground sewerage and water main utility infrastructure. The applicant is advised to contact Thames Water Developer Services to discuss the details of the piling method statement.”

This application seeks to discharge Condition 36, regarding the Impact Piling Method Statement, Pre-Piling Works).

Discharge of Condition 36 (Impact Piling Method Statement, Pre-Piling Works)

A Piling Specification and Green Piling Proposal have been prepared to address all the specific criteria outlined above as part of Condition 36, ensuring full compliance with the requirements set forth by the Local Planning Authority:

- **Depth and Type of Piling to be Undertaken:** Both documents clearly define the specifications of the Piling approach which would be taken, considering the likes of Pile type, length, load and reinforcement. Each document details site specific specifications whilst also summarising data within explanatory tables.
- **Methodology:** The Green Piling Proposal presents a detailed technical proposal followed by a comprehensive methodology. The thirteen-step plan considers item coverage and showcases a chronological plan ensuring an efficiency and safety. The works provided take note of the potential for damage to subsurface sewerage and water infrastructure within their 'Identified Design Risk & Risk Mitigation Considerations' sections (section 2.3 and 2.4 in Piling Specification). Here, specific technical solutions are highlighted and discussed.
- **All suggested work aligns with the terms outlined in the Approved Piling Method Statement for the Building.** Furthermore, all work has been prepared within the best practice and guidance current at the time of issue.

Given the detailed and comprehensive nature of the enclosed Piling Specification and Green Piling Proposal, which directly addresses the requirements of Condition 36, we respectfully request that the condition be formally discharged, allowing the demolition work to proceed in accordance with the approved plan.

Contents of Application Submission

The following supporting documents have been submitted via planning portal in support of this application:

- The completed application form;
- This covering letter produced by ROK Planning;
- The relevant planning application fee of £145.00;
- Piling Specification; and
- Green Piling Proposal.

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Aidan Payne (aidan.payne@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Matthew Roe

Director

ROK Planning

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