

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

03 October 2024

Dear Sir / Madam,

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION 40 (FOUNDATION DESIGN) 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 40 (Foundation Design) 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 40 of planning permission HGY/2021/2304 states:

“Details demonstrating the following on foundation design shall be submitted to the Local Planning Authority (LPA) for its written approval prior to commencement of the development (excluding demolition) hereby approved.”

Furthermore, points (a-d) of the condition outline specific criteria that the CLP should satisfy:

- a. *The methods to be used;*
- b. *The depths of various structures involved;*
- c. *The density of piling if used; and*

d. Details of materials to be removed or imported to site.

This application seeks to discharge Condition 40 regarding the Foundation Design.

Discharge of Condition 40 (Foundation Design)

The following documents have been prepared to address all the specific criteria outlined in points *a-d* of Condition 40, ensuring full compliance with the requirements set forth by the Local Planning Authority.

- Ground Appraisal Report
- Piling Specification
- Piling Impact Technical Note
- Excavated material Technical Note
- CFA Risk Assessment and Methods Statement
- Technical Drawings:
 - o Foundation General Arrangement
 - o Piling General Arrangement
 - o Sections Through Capping Beam

These documents address the specific criteria by providing the following:

- The methods to be used: A comprehensive overview of the methods is provided within the CFA Risk Assessment and Methods Statement (RAMS). The document gives an overview of works before carefully detailing the method statements (including but not limited to CFA Piling, Erecting the Rig; Rigging the De-rigging, Concrete Plant Set Up and Steel fixing reinforcement). Each section considers method specific needs allowing for a rigorous and context appropriate approach.
- The depths of the various structures involved: The CFA Risk Assessment and Methods Statement provides various depths throughout the method statement section. This is particularly relevant for the use of piling, which is detailed at length on pages 10 to 12. This is supported by the technical drawings which further illustrate the prospective depths of piling.
- The density of piling if used: The Piling Specification, Piling Impact Technical Note and Technical drawings provide detailed information regarding the required use of piling. This includes depth, diameter, max compression loads and arrangement. Furthermore, the concrete specification can be found on page 6 of the Piling Specification document (document number 1305-ACE-ZZ-XX-SP-S-1001)

- Details of materials to be removed or imported to site: The Excavated Material Technical Note clearly details which materials, as well as their volumes, which are expected to be exported from the site (including Made ground, Alluvium, Thames gravel and London Clay). The Note states that no material is expected to be imported.

The details provided above gives a comprehensive overview of how the submitted documents responds to the requirements outlined for Condition 40. Resultantly, we respectfully request that the condition be formally discharged, allowing the demolition work to proceed in accordance with the approval 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;
- Ground Appraisal Report;
- Piling Specification;
- Piling Impact Technical Note;
- Excavated material Technical Note;
- CFA Risk Assessment and Methods Statement;
- Technical Drawings;
 - Foundation General Arrangement
 - Piling General Arrangement
 - Sections Through Capping Beam.

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 faithfully,

Matthew Roe

Director

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