

# Officer's Report

|                           |                                                                                                                                                                    |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/3914</b>                                                                                                                                               |
| <b>Type</b>               | <b>Approval of details reserved by a condition</b>                                                                                                                 |
| <b>Location</b>           | High Road West, London                                                                                                                                             |
| <b>Proposal</b>           | Approval of details pursuant to part (a) of Condition 24 (Highway pre-condition survey) relating to Phase 1 (Plot A) attached to planning permission HGY/2021/3175 |
| <b>Case Officer</b>       | Philip Elliott                                                                                                                                                     |
| <b>Valid Date</b>         | 31/10/2022                                                                                                                                                         |
| <b>Applicant</b>          | C/O Agent                                                                                                                                                          |
| <b>Agent</b>              | Mr Archie Halls                                                                                                                                                    |

## **RECOMMENDATION**

**Approve**

### **2. APPROVED DEVELOPMENT**

Hybrid Planning application was granted on 31/08/2022 for the following –

- 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and
- 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works.

### **3. CONSULTATION**

Council's Highways Maintenance team

Officers initially highlighted the need to include Orchard Place in the survey – however, the construction programme was updated so that the use of Orchard Place was omitted from the logistics plan. As such, the submitted plan incorporates all relevant areas and is sufficient.

### **4. ANALYSIS/ASSESSMENT**

Condition 24 reads:

#### **24. Highway pre-condition survey (PRE-COMMENCEMENT)**

(a) No development shall commence within a Phase until an existing condition survey of the associated public highway has been undertaken in collaboration with the Council's Highways Maintenance team and submitted to and approved in writing by the Local Planning Authority.

(b) Within one month of the completion of the respective Phase works, including any associated highway works, a final condition survey shall be undertaken of the highway areas identified in collaboration with the Council's Highways Maintenance team and submitted to and approved in writing the Local Planning Authority.

(c) The applicant shall ensure that any damages caused by the construction works and highlighted by the before-and-after surveys are addressed and the condition of the public highway is reinstated to the satisfaction of the Council's Highways Maintenance team in accordance with an associated Highway Agreement.

REASON: To ensure the construction works do not result in the deterioration of the condition of the public highway.

Pursuant to Condition 24 the applicant has submitted a Highways Pre-Condition Survey which includes an existing condition survey of the associated public highway in relation to Phase 1 – Plot A. The information is satisfactory to ensure that the construction works do not result in the deterioration of the condition of the public highway subject to the remaining parts of the condition being approved/complied with.

## **5. RECOMMENDATION**

APPROVE HIGHWAY PRE-CONDITION SURVEY DETAILS RESERVED BY CONDITION 24 FOR PHASE 1 (PLOT A) ATTACHED TO HGY/2021/3175.

As shown on approved drawings/documents:

- High Road West - Tottenham (Plot A) - Highways Pre-Condition Survey – Rev 2.