

Officer's Report

Application Number	HGY/2023/0157
Type	Approval of details reserved by a condition
Location	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 65 - partial discharge (Delivery and Servicing Plan) of planning permission HGY/2017/3117 relating to buildings D1-D4 only
Case Officer	Valerie Okeiyi
Valid Date	17/01/2023
Applicant	Ben Evans
Agent	

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Proposal: 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

CONSULTATION RESPONSE

LBH Transportation Team -

- a. Regarding the DSMP for Phase 3, Blocks D1-D2 will be serviced from loading bays along Mary Neuner Road and Blocks D3-D4 together with Blocks E1-E3 will be serviced from the loading bays along the internal road between Brooke Road and Mary Neuner Road.
- b. The submission has assessed the vehicular trip generation using trip rates previously agreed for earlier phases – and this has demonstrated there will be adequate capacity to accommodate the demand without causing congestion. The site management will arrange to present refuse within 10m of refuse vehicle, on refuse collection days
- c. The submission refers to the internal road being 4m wide (paragraph 4.4.2), however my recollect is that this road was widened to 5m width to better accommodate vehicles and cyclists (see attachment). Please check and confirm the latest arrangement with consultants.
- d. The DSMP will undertake surveys of delivery and servicing demands within 6 months of reaching 75% occupancy.

There are no transport objections regarding the Deliver and Servicing Management Plan for Blocks D1-D4

ANALYSIS/ASSESSMENT

Condition 65 - (Delivery and Servicing Plan) reads:

Prior to occupation of each phase of development, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase and the development thereafter managed in accordance with the approved details.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

The DSMP will ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 65

Informatives:

- **INFORMATIVE: Partial Discharge**
The applicant is advised that condition 65 - (Delivery and Servicing Plan) has only been discharged in part and relates to Blocks D1, D2 and D4 only