

Officer's Report

Application Number HGY/2022/4465
Type Approval of details reserved by a condition
Location Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal Approval of details pursuant to Condition A17 (Open Space Management & Maintenance Plan) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019
Case Officer Martin Cowie
Valid Date 19/12/2022
Applicant Please refer to Company name
Agent Matthew Eyre

RECOMMENDATION

Approve

Proposal: Approval of details pursuant to Condition A17 (Open Space Management & Maintenance Plan) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

APPROVED DEVELOPMENT

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019. Planning Ref: HGY/2018/2223.

CONSULTATION RESPONSE

LBH Regeneration:

No comments to make – email dated 16.02.2024

LBH Highways:

No comments from me as these are minor amendments to internal spaces within the development - email dated 21.02.2023

ANALYSIS/ASSESSMENT

Condition A17 reads:

Prior to the occupation of the Plot A development, an Open Space Management & Maintenance Plan in respect of the development within Plot A shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

1. Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces

II. Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity.

Spaces within Plot A shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

Reason: to ensure high quality open space.

Pursuant to condition A17 the applicant has provided an Open Space Management and Maintenance Plan in respect to Plot A (North Island site) in accordance with the requirements of the condition.

The Plan is accompanied by the soft and hard works plans for ground level and the roof level (18), the play courtyard at ground level and the public and private realm. The landscape design is based on masterplanning drawings by Grants Associates:

Tottenham Hale: North Island – Landscape and Public Realm Stage 3 report and have been prepared to support planning application for the redevelopment of the site and is part of a wider scheme of regeneration at Tottenham Hale Island Sites.

The proposals include play space provision in a courtyard north of the accommodation block which is part of the North Island Play Strategy. Ecological enhancements including intensive green roof, extensive green roofs and habitat boxes have been incorporated into the scheme. This has been informed by a BREEAM report prepared by RPS in December 2022.

The key objective of the Plan is to improve and maintain the existing and new landscape and ecology structure in perpetuity. This will be achieved through the implementation of the management plan by an appointed management company. All operations are to be carried out in accordance with the Maintenance Specification included in the

The site has been divided into vegetation types and habitat areas, based on existing conditions, the relationship of particular areas to the development and the influences and constraints affecting those areas. The extent of these vegetation types and the proposed habitat areas are given a brief description below, as are the influences and constraints on them. Specific objectives are given, drawn from the overall objectives, followed by proposals for the establishment of new habitats.

The general works set out in the Plan consist of the maintenance and management of new high quality amenity planting, including trees within tree pits and containers, and containerised herbaceous and shrub planting on the ground floor and roof areas. The works shall be maintained by the responsible Landscape Contractor from practical completion for the Defects liability as follows;

- Trees 5 years from practical completion
- Shrubs/Herbaceous Planting – 5 years from practical completion, or
- Until works are signed over to the appointed Estate Management Company where appropriate. At this point the responsibility will transfer to that party.

Maintenance standards should at all times reflect the development's high quality image. The Contractor shall keep all planting area weed free, plants vigorous and healthy, and the overall landscape environment neat and tidy.

The Plan covers a range of matters in detail in respect to the management and maintenance of the areas identified. These include:

- Management objectives
- Maintenance visits
- General procedures/arrangements
- Programme of works

- Trees
- Hedge planting
- Shrubs
- Herbaceous planting
- Watering
- Plant replacement
- Green roofs
- Ecological enhancement including bird and bat boxes
- Litter collection
- Fencing/walls/railings
- Hard surfaces
- Play area

The Open Space Management and Maintenance Plan has been reviewed by LBH Regeneration, Highways and Planning Officers and is considered to be satisfactory for purposes of discharging the condition. It provides an appropriate framework for the upkeep of both the external private and public realm areas associated with Plot A.

RECOMMENDATION

GRANT DISCHARGE CONDITION