

Officer's Report

Application Number HGY/2022/4464
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 Partial approval of details pursuant to Sitewide Condition 20 (Hard and Soft Landscaping) 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 - Partial approval of details pursuant to Sitewide Condition 20 (Hard and Soft Landscaping) 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 as these are minor amendments to internal spaces within the development - email dated 21.02.2023

ANALYSIS/ASSESSMENT

Condition 20 reads:

20) Hard and Soft Landscaping (LBH Development Management)

Part A

Full details of both hard and soft landscape works within the publicly accessible areas of the Site shall be submitted in writing to and approved by the Local Planning Authority prior to installation of such works. The hard and soft landscaping within the publicly accessible areas of the Site shall be

constructed in accordance with the approved details and shall be delivered in line with the timeframes set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission.

Part B

Full details of both hard and soft landscape works within each plot's building(s) demise shall be submitted in writing to and approved by the Local Planning Authority prior to installation of such works on the relevant plot. The hard and soft landscaping shall be constructed in accordance with the approved details. The soft landscaping details approved under this condition 20B shall be implemented in the first planting and seeding season following the residential occupation of the relevant plot. The hard landscaping details approved under this condition 20B shall be implemented within 3 months of the residential occupation of the relevant plot.

Relevant details from the following apply to both Parts A and B above.

Details of hard landscaping works shall include:

- Hard surfacing materials;*
- Street furniture, short stay cycle parking in accordance with the London Cycle Design Standards (LCDS, October 2016), refuse or other storage units and signage; and*
- Details of any hard landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018).*

Details of soft landscape works shall include:

- A full schedule of species of new trees and shrubs proposed to be planted;*
- Written specifications (including cultivation and other operations) associated with plant establishment;*
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;*
- Details of any proposed residential podium space;*
- Details of any soft landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018); and;*
- An implementation programme and management plan.*

REASON: To protect the amenity of the locality.

Pursuant to condition 20 Part B, the applicant has provided details in relation to the hard and soft landscape works within the building demise of Plot A.

The approved documents forming the Tottenham Hale Centre Planning Permission provided a coordinated design for the North Island and Ferry Island Plots. The main landscaping elements proposed within the North Island Plot around Building 3 to comprise private play space to the rear, street trees along the Hale to the west and a tree lined public space called 'Station Square' to the south on Station Road.

The drawings submitted to discharge the requirements of Sitewide Condition 20 Part A (Public Realm) and Part B (within the Plot) have been coordinated with the details provided for Conditions:

- A7 (Biodiversity Plan);
- A17 (Open Space Maintenance and Management Plan);
- A18 (Child Playspace Strategy); and
- Sitewide 21 (Public Lighting Strategy)

The public realm around North Island is to be delivered in three parts and by different contractors as follows:

- Station Road: (Condition 20 Part A discharge reference: HGY/2020/0248);

- Building 3 and associated public realm: this application; and
- The Hale and Station Road public realm: to be submitted and delivered by LBH.

The public realm proposals feature street trees, trees in moveable planters, surface treatments, cycle parking, seating, retractable bollards and crossing points.

The October 2018 Environmental Statement Addendum set out the proposed mitigations to be incorporated in the detailed design of the public realm including wind mitigation measures. Appropriately chosen and positioned trees have been proposed to mitigate wind impact in this location.

The proposals for the communal amenity area behind a security gate deliver the play space, residents amenity and signature tree.

The details submitted have been reviewed by LBH Planning, Regeneration and Highways officers and are considered consistent with the parameters set out in the approved development consent and acceptable for the purpose of discharging this condition in relation to Plot A.

RECOMMENDATION

Grant part discharge of condition.