

Officer's Report

Application Number	HGY/2023/0951
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 A12 (Service and Delivery 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	03/04/2023
Applicant	Refer to Company Name
Agent	Matthew Eyre

RECOMMENDATION

Approve

PROPOSAL

Approval of details pursuant to Condition A12 (Service and Delivery 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

HGY/2018/2223

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.

CONSULTATION RESPONSE

LBH Transport:

There are no transport objections regarding the proposed Residential and Commercial Delivery Servicing Management Plans - email dated 05.04.2023.

LBH Waste Management:

These plans don't have much detail on waste servicing and refer to the commercial and residential waste management plans (CWMP and RWMP) as outlined in HGY/2023/0746. I provided comments on those plans in my email of 27/3/23 – see attached for convenience.

As such my comments remain the same so I don't have anything further to add for this condition - email dated 05.04.2023.

ANALYSIS/ASSESSMENT

Condition A12 (Service and Delivery Plan) of planning permission HGY/2018/2223 states that:

Part A

Prior to the residential occupation of the Plot A development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot A, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

REASON: *To reduce traffic and congestion on the transportation and highways network.*

Pursuant to condition A12, the applicant has provided a Residential and Commercial Service and Delivery Plans.

LBH Planning, Transport and Waste Management Officers have considered the information submitted and consider the details to be satisfactory. Condition A12 can therefore be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION