

HGY/2023/0530 - St John's Church and Hall, Acacia Avenue, N17 8LR

Approval of details pursuant to condition 3 (parking management plan) attached to planning permission HGY/2016/4095

This AOD application relates to condition 3 of the parent consent 2016/4095, which is for the following;

*'Remodelling and extension to existing church. Demolition and replacement of existing hall on church site with new community facility / nursery. Proposed 22 new build residential units to church site and 10 new build residential units to Acacia Avenue site with a mix of 1, 2, 3, and 4 bedroom accommodation over 2 - 4 storeys. (Affecting Listed Building).'*

Condition 3 reads as follows;

*'Full details of a parking management plan which must include details on the allocation of car parking to the residential aspect of the development and the plan must include the provision of 3 wheel chair accessible car parking spaces to the wheel chair accessible residential units. The plan shall thereafter be implemented in accordance with the approved details and on first occupation of the development.'*

*Reason: To ensure that car parking spaces area allocated to the wheel chair accessible car parking units and to comply with policy SP7 of the Local Plan 2017.'*

Transportation have reviewed the submission for this AOD application and have the following comments;

- A Highway arrangement/adoptable pavement works drawing accompanies this application and this shows the inset parking bays (4 in total) including 3 blue badge bays and a car club bay. The blue badge bays are detailed as 6.1m long. Traffic signs regulations and general directions does require blue badge bays to be a minimum of 6.6m long. However, two hatched areas are shown adjacent to two spaces that are 2.5/2.7m long which it is assumed are intended to facilitate manoeuvres, so

effectively there should be sufficient length for manoeuvring into and out of two of these bays. Overall there will be length to provide either 6.6m bays or provide additional hatched manoeuvring space.

- It may be the case that Highways officers will require a revision to the on street layout when formalising arrangements under the appropriate Highways Act Agreement. Overall, the proposed provision does meet the condition 3 requirement for the provision of 3 blue badge parking spaces.
- With respect to allocation of these three blue badge spaces, the submitted Parking Management Plan makes no reference to how they will be allocated to occupiers of the accessible units in the development. Haringey Council now operate a scheme where blue badge holders can apply to have an on street highway bay dedicated for their use, details are available at;

<https://www.haringey.gov.uk/parking-roads-and-travel/parking/dedicated-disabled-parking-bay#who-can-use>

The Parking Management Plan can be updated to details this information.

Overall, the requirements of condition 6 are fulfilled as there will be sufficient kerbside inset bay length to accommodate 3 blue badge spaces, Highways Officers may require changes to the submitted layout. Whilst there are no application arrangements referenced in the Parking Management Plan, addition of information with respect to applying for a dedicated disabled parking bay from Haringey Council should be added to the Management Plan.