

Officer's Report

Application Number	HGY/2023/0556
Type	Approval of details reserved by a condition
Location	Land to the Rear of 163-173, The Roundway, London, N17 7HE
Proposal	Approval of details pursuant to condition 7 (S278 Agreement) attached to planning permission ref: HGY/2022/0238
Case Officer	Kwaku Bossman-Gyamera
Valid Date	24/02/2023
Applicant	London Borough of Haringey
Agent	Lewis Crowe, The Hill Group

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. PROPOSAL

Approval of details pursuant to condition 7 (S278 Agreement) attached to planning permission ref: HGY/2022/0238

Applicant: London Borough of Haringey

Officer contact: Kwaku Bossman-Gyamera

2. APPROVED DEVELOPMENT

Erection of 5 'move-on' modular build units for temporary homeless accommodation with associated cycle and refuse storage

3. CONSULTATION RESPONSE

LBH (Highways): recommends approval subject to informative.

4. ANALYSIS/ASSESSMENT

Condition 7 reads:

Prior to the first occupation of the development hereby the developer shall have entered into an agreement with the Local Highway Authority under Section 278 of the Highways Act 1980 to rebuild and reconfigure the existing crossover outside the site, shorten the CPZ parking bay adjacent to it as well as resign and reline it. The developer shall provide a detailed and scaled drawing showing the extent of the highway works. The Council's Highways Maintenance team shall deal with the provision of estimates and receive payments before the works are undertaken. The necessary Traffic Management Order (TMO) shall also be amended so that the existing on-street CPZ parking bay on the Roundway is shortened to accommodate the widened crossover outside

the site. The applicant will be required to pay the cost for the works associated with the lining and signing works.

Construction shall not commence until the funds have been paid to the Council to undertake the works. The applicant must contribute a sum of £4,000 (four thousand pounds) towards the amendment of the TMO for this purpose.

Reason: To ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway and consistent with Policy T2 Healthy Streets of the London Plan 2021. To ensure the works are undertaken to high-level standards and in accordance with the Council's requirements. To enable the implementation of a Traffic Management Order enabling the removal of existing on-street parking capacity outside the site, including lining and signing works.

Pursuant to condition 7 a series of meetings and discussion with council's Highways officers have been undertaken and it has been concluded that no section 278 agreement is required to be entered due to the site being owned by Haringey Council. An amendment to the Traffic Management Order has been agreed internally. (Refer to covering letter and email attachments).

It is considered appropriate to discharged and approved the above condition.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION