

Officer's Report

Application Number HGY/2023/0746
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 A2 (Waste Management Plan) for both residential and non-residential elements 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 16/03/2023
Applicant Refer to Company Name
Agent Matthew Eyre

RECOMMENDATION

Approve

Proposal - Approval of details pursuant to Condition A2 (Waste Management 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 Waste Management:

- Thank you for the additional clarification about the waste arrangements which provides the detail I wanted and so on this basis agree to discharge this part of the condition - email dated 20.04.2023.

ANALYSIS/ASSESSMENT

Condition A2 of planning permission HGY/2018/2223 states that:

Prior to the residential occupation of Plot A, a Residential Waste Management Plan in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot A non-residential floorspace, a Commercial Waste Management Plan in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- *Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.*
- *Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20*
- *Suitable pest control of waste storage areas.*
- *Separate commercial and residential waste storage and disposal*
- *In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor*
- *A cleansing schedule and measures to ensure waste is contained at all times.*

The development within Plot A shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality.

Pursuant to condition A12, the applicant has provided Residential and Commercial Waste Management Plans in relation to Plot A specifically.

LBH Planning and Waste Management Officers have considered the information submitted and consider the details to be satisfactory. Condition A2 can therefore be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION