

# Officer's Report

|                           |                                                                                                                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0802</b>                                                                                                                                                                                                       |
| <b>Type</b>               | <b>Approval of details reserved by a condition</b>                                                                                                                                                                         |
| <b>Location</b>           | Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline,, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8 |
| <b>Proposal</b>           | Approval of details pursuant to condition 61 – Partial discharge (Soft landscaping and Playspace) of planning permission HGY/2017/3117 relating to blocks D1, D2, D3 & D4                                                  |
| <b>Case Officer</b>       | Valerie Okeiyi                                                                                                                                                                                                             |
| <b>Valid Date</b>         | 22/03/2023                                                                                                                                                                                                                 |
| <b>Applicant Agent</b>    | Mr Edward Friel                                                                                                                                                                                                            |

## **RECOMMENDATION**

### **Approve**

#### **1. APPROVED DEVELOPMENT**

Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

- Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

- Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment

#### **2. CONSULTATION RESPONSE**

Internal

Tree and Nature Conservation Officer - I can confirm that I am satisfied with the landscape plans, Condition 2 (Landscape) can be discharged without delay.

### 3. ANALYSIS/ASSESSMENT

Condition 61 - (Soft landscaping and Playspace) reads:

Prior to occupation of each phase, details of the children's playspace and soft landscaping provision contained within the private and communal amenity areas in accordance with the Design and Access Statement (October 2017) of that phase shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include the:

- a. location, layout, design of the playspace; and
- b. equipment/ features
- c. hard surfacing materials
- d. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting).

Soft landscape details shall include:

- a. Planting plans
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment)
- c. Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate
- d. Implementation timetables.

The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The children's playspace shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential dwellings and shall be maintained as such thereafter.

REASON: To secure the appropriate provision and design of children's playspace.

The applicant has provided details of the children's playspace and soft landscaping which have been assessed and are acceptable for partial discharge of Condition 61 for Phase 3a blocks D1, D2, D3 & D4 only.

An informative has been included to reflect the partial discharge of the condition in relation to this particular phase of the development.

### 4. RECOMMENDATION

Grant Partial Discharge of Condition 61

#### **Informatives:**

- The applicant is advised that condition 61 (Soft landscaping and Play space) has only

been discharged in part and relates to Phase 3a - blocks D1, D2, D3 & D4 only.