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Planning and Building Control
Haringey Council
Civic Centre
High Road
Wood Green London
N22 8LE

18 July 2023

Dear Sir

Re: Application to Discharge Conditions Associated with Planning Permission HGY/2022/1250 Approved on 11/5/2023 for the "Demolition of the Existing Sales Building and Forecourt including Canopy and Pump Islands, Car Wash and Former MOT Building and Car Rental Cabins and the erection of a New Sales Building, Forecourt and Canopy, Provision of Car Parking, Provision of a New EVC Hub with Associated Canopies and Infrastructure, a Bin Store and Associated Works" at Shell Hornsey Park, 93-113, Park Road, London, N8 8JN

We are instructed by Shell UK Oil Products Limited to submit an application to discharge Conditions 3, 4 and 5 attached to the planning permission ref: HGY/2022/1250 for the "Demolition of the existing sales building and forecourt including canopy and pump islands, car wash and former MOT building and car rental cabins and the erection of a new sales building, forecourt and canopy, provision of car parking, provision of a new EVC Hub with associated canopies and infrastructure, a bin store and associated works." at Shell Hornsey Park, 93-113, Park Road, London, N8 8JN.

The application has been submitted via the Planning Portal (Ref: **PP- 12322696**) and the associated fee paid directly via the portal.

This letter sets out the details and requirements of each of the conditions to be discharged and references the supporting information enclosed with the submission.

Condition 3

Condition 3 states:

"No development shall take place until full details and samples of the materials to be used in the construction of the external surfaces of the building, canopy, hard surfacing as well as soft landscaping have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details and maintained thereafter unless the Local Planning Authority gives written consent to any variation."

Reason: To safeguard the visual amenities of the locality in compliance with Policies DM1 and DM8 of the Development Management Development Plan Document 2017.

Please see attached plan entitled 'Proposed Material Finishes' Ref: 10019640 PLNG 09 2021 prepared by Jennings Design. This plans shows the materiality across the site and discharges condition 3.

Condition 4

Condition 4 requires:

"No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of : a) parking and management of vehicles of site personnel, operatives and visitors b) loading and unloading of plant and materials c) storage of plant and materials d) programme of works (including measures for traffic management) e) provision of boundary hoarding behind any visibility zones f) wheel washing facilities: have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period."

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and DI4 of the London Plan 2021, Policies SPO of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Accordingly please see attached a Construction Management Plan prepared by Fox Construction dated 14 June 2023 which covers all the points in Condition 4. This document covers all the required criteria detailed above and therefore satisfies the requirements of Condition 4.

Condition 5

Condition 5 states:

"Prior to the extended retail unit hereby approved being brought into use, a Delivery Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan must also include a Waste Management Plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Councils Waste Management Service which must ensure that all bins are within 10 metres carrying distance of a truck on waste collection day. The plan as approved shall be adhered to thereafter unless the Local Planning Authority give written consent to a variation."

Reason: To ensure the highway works are undertaken to high-level standards and in accordance with the Councils requirements. To enable the amendment of Traffic Management Order enabling the reinstalment of on street parking outside the site, as well as lining and sign works.

Please find enclosed a Delivery Management Plan statement prepared by JMS Planning dated July 2023 which should be read in conjunction with the Proposed Delivery and Service Plan prepared by Jennings Design Architecture (10019640 PLNG-06 2021 Rev F. These documents are sufficient to discharge condition 5.

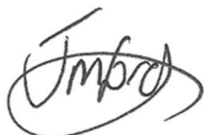
It is considered that the submitted information in respect of Conditions 3, 4 and 5 is sufficient to enable their discharge in their entirety. Please note that our highway consultant, TPA, are working with the Highway Authority to agree the S278 works required under condition 7.

Should you have any queries regarding this submission, please do not hesitate to contact me on 07770 328674 or by email on Jackie@jmsplanning.com.

I look forward to receiving confirmation of the validation of this submission.

Kind regards

Yours sincerely



Jackie Ford
JMS Planning & Development

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