



# Officer Report

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|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/1746</b>                                                                                                                                                                             |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                                                                               |
| <b>Address:</b>            | Council Depot, Ashley Road, Tottenham, London, N17 9DP                                                                                                                                           |
| <b>Proposal:</b>           | Partial approval of details (Existing Condition Survey only) pursuant to Condition 54 (Public Highway Condition Survey) attached to Planning Permission Ref: HGY/2022/0752 dated 31 August 2022. |
| <b>Case Officer:</b>       | John Kaimakamis                                                                                                                                                                                  |
| <b>Valid Date:</b>         | 10/07/2023                                                                                                                                                                                       |
| <b>Applicant:</b>          | Adam McAviney                                                                                                                                                                                    |
| <b>Agent:</b>              |                                                                                                                                                                                                  |

## **RECOMMENDATION**

**Approve**

## **APPROVED DEVELOPMENT**

Planning application HGY/2022/0752 was granted by the Council on 31 August 2022. The approved development consisted of the following:

Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site.

## **ANALYSIS/ASSESSMENT**

Condition 54 reads as follows:

*"54) Prior to the commencement of above ground works for the development hereby approved an existing condition survey will need to be carried out in collaboration with the Council with respect to the public highway along the site with particular reference to the carriageway, footway and crossovers. Prior to the first occupation of the development (and again on completion of the development if this occurs after first occupation) a similar final condition survey shall be undertaken. The applicant shall ensure that any damages caused by the construction works and highlighted by the before-and-after surveys are addressed and the condition of the public highway reinstated to the satisfaction of the Council. All costs to undertake the surveys and carry out any highway works should be paid in full by the applicant."*

*Reason: To ensure the construction works do not result in the deterioration of the condition of the public highway along the site."*

Pursuant to Condition 54 the applicant has provided information pertaining to a public highway condition survey surrounding the site. This has been reviewed by the Council's Highways Maintenance Team Manager, who has confirmed the existing condition survey is acceptable.

An informative will be placed on any decision notice informing the applicant that a 'final condition survey' is still required to be submitted prior to the first occupation of the development (and again on completion of the development if this occurs after first occupation).

As such, it is considered that adequate details have been submitted to discharge Condition 54 with respect to the existing condition survey only.

## **RECOMMENDATION**

GRANT PARTIAL DISCHARGE OF CONDITION 54

PARTIAL APPROVAL OF DETAILS (EXISTING CONDITION SURVEY ONLY) RESERVED BY CONDITION 54 ATTACHED TO HGY/2022/0752.

As shown on approved drawings/documents:

Condition 54

- Existing Road Condition Survey Rev 00 dated 29 June 2023 prepared by Formation Design and Build.

## **INFORMATIVE**

The applicant is informed that condition 54 has only been discharged in part in that they relate to the Existing Condition Survey only and that a 'final condition survey' is still required to be submitted and approved by the Council prior to the first occupation of the development (and again on completion of the development if this occurs after first occupation) for Condition 54 to be discharged in full.

### **Informatives:**

The applicant is informed that condition 54 has only been discharged in part in that they relate to the Existing Condition Survey only and that a 'final condition survey' is still required to be submitted and approved by the Council prior to the first occupation of the development (and again on completion of the development if this occurs after first occupation).