



Officer Report

Application Number:	HGY/2023/2309
Application Type:	Approval of details reserved by a condition
Address:	108, Vale Road, London N4 1TD
Proposal:	Approval of details reserved by a condition 8(Delivery & Servicing Plan) attached to planning permission HGY/2022/0044
Case Officer:	Sarah Madondo
Valid Date:	25/08/2023
Applicant:	.
Agent:	Miss Victoria Orbart

RECOMMENDATION

Approve

Site and Surroundings

The site is currently occupied by approximately 130 storage containers associated with 'Storage for London', as well as hardstanding areas used for vehicle parking. This land is located on the southern side of Vale Road, with four existing access points available from this road into the site. Directly to the northeast is the Florentia Clothing Village, and this is in the same ownership as the application site. The Florentia Clothing Village comprises a mix of uses, including: light industrial, office and residential. Neighbouring to the south-west of the site is the former Maynards Factory, which is in commercial and industrial use. The immediate surroundings are predominantly made up of premises in commercial or industrial use, although some of the nearby buildings are also in residential use.

There are no statutorily listed buildings within or nearby to the site, and the land is not within a Conservation Area. However, several locally listed buildings are situated directly to the south-west, including: the Maynards building and No 102 Vale Road

APPROVED DEVELOPMENT

HGY/2023/0044 - Application for full planning permission for a comprehensive redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works

ANALYSIS/ASSESSMENT

Condition 8 reads:

Prior to commencement of above ground construction works, a final Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters:

- a) Identifying where safe and legal loading and unloading can take place;*
- b) Ensuring delivery activities do not hinder the flow of traffic on the public highway;*
- c) Managing deliveries to reduce the number of trips, particularly during peak hours;*
- d) Minimising vehicles waiting or parking at loading areas so that there would be a continuous availability for approaching vehicles; and*
- e) Using delivery companies who can demonstrate their commitment to best practice through the Fleet Operator Recognition Scheme (FORS).*

Thereafter, the development should operate in line with the final Delivery and Servicing Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that delivery and servicing activities are adequately managed such that the local community, pedestrians, cyclists and other highway users experience minimal disruption and disturbance, in accordance with Policy T7 of the London Plan 2021.

Pursuant to condition 8, the applicant has submitted delivery & servicing plan which transportation have reviewed and advised that the information submitted would be sufficient for the purposes of discharging condition 8. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 8. The recommendation is therefore one of approval to discharge the condition as sought by this planning application