



Officer Report

Application Number:	HGY/2023/2327
Application Type:	Approval of details reserved by a condition
Address:	108 Vale Road, London N4 1TD
Proposal:	Approval of details reserved by a condition 7 (Details of electric vehicle charging points (EVCP) provision) attached to planning reference HGY/2022/0044.
Case Officer:	Sarah Madondo
Valid Date:	28/08/2023
Applicant:	.
Agent:	Miss Victoria Orbart

RECOMMENDATION

Approve

Proposed Development

Approval of details reserved by a condition 7 (Ground construction works, details and locations of the parking spaces equipped with active electric vehicle) attached to planning reference HGY/2022/0044

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/2022/0044 - 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 7 reads:

Prior to commencement of above ground construction works, details and locations of the parking spaces equipped with active electric vehicle charging points (EVCPs) and the passive EVCP provision shall be submitted to and approved in writing by the Local Planning Authority. At least 10 EVCPs, as outlined in TN05 – Response to Haringey Comments (Motion, dated: 29/04/2022), shall be provided. The details shall include:

- a) Location of active and passive charge points;*
- b) Specification of charging equipment; and*
- c) Operation/management strategy.*

Thereafter, the approved EVCPs shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To support the transition to low-carbon transport, in accordance with Policy T6 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 7, the applicant has submitted a Technical Note and covering letter in support of this application. The Transportation team officers were consulted and advises that the information submitted is sufficient for the purposes of discharging this condition.

Transportation officers did advise that in the future more delivery parking spaces may need to be provided with active charging points as more operator fleets become electric. However, this isn't a known requirement at this time and doesn't need to be addressed in this application.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 7. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.