



Officer Report

Application Number: HGY/2023/2467
Application Type: Approval of details reserved by a condition
Address: Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal: Approval of details pursuant to Condition C32 (Health Centre Operation and Parking Management Plan) in relation to Plot C (WELBOURNE site) of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019 in full.
Case Officer: Philip Elliott
Valid Date: 14/09/2023
Applicant: 3
Agent: Refer to Company Name
Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/2467

Ward: Tottenham Hale

Date received: 14/09/2023

Last amended date: N/A

Drawing number of plans:

Tottenham Hale Centre Development - Welbourne Health Centre Operation and Parking Plan dated 14th September 2023 prepared by GBP consult on behalf of the Lawrence House Group (LHG)

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Applicant: Lawrence House Group

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

3. CONSULTATION RESPONSES

Transport Planning Officer

No issues. The Highway Authority can now discharge Condition 32.

Planning Officer - NHS London Healthy Urban Development Unit

I've discussed this with the Estates lead for Haringey and he has confirmed that he is happy with the Parking and Management Plan.

The Welbourne Health Centre was to have had a dedicated ambulance bay next to the rear staff entrance off Fairbanks Rd. However, the land for the ambulance bay was needed for an external plant enclosure to house some of the ventilation plant for the new health centre. It was discussed at various meetings with the Practice and Council PMs and agreed that a dedicated ambulance bay was not required and if in the event of an emergency an ambulance would use the delivery bay that was to be installed adjacent to the rear staff entrance.

It is understood that the addition of the external plant enclosure was part of a NMA that was submitted and approved by the Council.

The Parking and Management Plan reflects these discussions and has been prepared with input from NHS estates.

Therefore, there are no objections to the discharge of the planning condition.

4. ANALYSIS/ASSESSMENT

Condition C32 reads:

C32) Health Centre Operation and Parking Plan (LBH Development Management)

Prior to the operation of the health centre, a Health Centre Operation and Parking Management Plan shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall address ambulance and GP parking. The plan shall be implemented as approved.

REASON: to protect the amenity of the locality.

Pursuant to Condition C32 (Health Centre Operation and Parking Plan) the applicant has submitted an Operation and Parking Plan. The plan addresses ambulance and GP parking and has been found to be acceptable by both the Council's Transport Planning Team and the NHS.

The submitted Health Centre Operation and Parking Plan details would satisfy the requirements of the condition and would protect the amenity of the locality. The details are acceptable and can be approved.

5. RECOMMENDATION

APPROVE THE HEALTH CENTRE OPERATION AND PARKING PLAN DETAILS FOR PLOT C
(WELBOURNE SITE) RESERVED BY CONDITION C32 ATTACHED TO HGY/2023/2465.

As shown on approved drawings/documents:

Tottenham Hale Centre Development - Welbourne Health Centre Operation and Parking Plan dated 14th
September 2023 prepared by GBP consult on behalf of the Lawrence House Group (LHG)