



Officer Report

Application Number:	HGY/2023/1941
Application Type:	Approval of details reserved by a condition
Address:	Petrol Filling Station, Garage, 93-113 Park Road, Hornsey, London, N8 8JN
Proposal:	Following the granting of permission for HGY/2022/1250 the applicant has now provided sufficient information for the purposes of discharging conditions 3, 4 & 5.
Case Officer:	Josh Parker
Valid Date:	18/07/2023
Applicant:	N/A n/a
Agent:	Jackie Ford

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

REF: HGY/2022/1250 - 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.

The application is to discharge conditions 3 (materials), 4 (method of construction statement) and 5 (delivery management plan).

3. ANALYSIS/ ASSESSMENT

Condition 3: 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

Condition 4: 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 D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Condition 5: 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

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 D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

DISCUSSION:

Following the granting of permission for HGY/2022/1250 the applicant has now provided sufficient information for the purposes of discharging conditions 3, 4 & 5.

4. RECOMENDATION

GRANT DISCHARGE OF CONDITON