



Officer Report

Application Number: HGY/2023/2465
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 C2 (Commercial Waste Management Plan) in relation to non-residential floorspace in Plot C (WELBOURNE site) of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019 in relation to the health centre.
Case Officer: Philip Elliott
Valid Date: 14/09/2023
Applicant: Refer to Company Name
Agent: Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/2465

Ward: Tottenham Hale

Date received: 14/09/2023

Last amended date: N/A

Drawing number of plans:

Tottenham Hale Centre Development - Welbourne Health Centre Commercial Waste Management Plan dated 14th November 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 the 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

NLWA & Waste Strategy Manager - Community Safety & Enforcement

The arrangements for the commercial waste generated from the clinic meet our requirements. There is segregation of the different waste types, a regular monitoring regime, and plans to tackle pests should they arise and replace damaged containers. Collection crews will need to be made aware of any access controls in advance of occupancy.

Bins must not be presented for collection on the highway overnight and must be accessible to the crews on the allocated collection day.

If the occupants want to arrange collections and order containers for the commercial service from Haringey Council, they should contact Veolia at <https://www.haringey.veolia.co.uk/commercial-waste> as soon as possible before the facility opens, but they can also use other waste collection providers as long as they are registered waste carriers and comply with the waste duty of care code of practice.

4. ANALYSIS/ASSESSMENT

Condition C2 reads:

C2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot C, a Residential Waste Management Plan in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot C non-residential floorspace, a Commercial Waste Management Plan in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal

- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot C shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

Pursuant to Condition C2 (non-residential floorspace) the applicant has submitted a Commercial Waste Management Plan (CWMP). The CWMP identifies that refuse vehicles would park on the street or in the dedicated loading bay outside the service entrance which would enable acceptable access and travel distances for waste collection services.

The CWMP states that commercial waste would be collected by a licenced contractor and identifies that there would be segregation of the different waste types, a regular monitoring regime, plans to tackle pests should they arise and immediate replacement of any damaged containers.

The submitted CWMP details would satisfy the non-residential floorspace requirements of the condition and would protect the amenity of the locality. The details are acceptable and can be approved.

5. RECOMMENDATION

APPROVE THE COMMERCIAL WASTE MANAGEMENT PLAN DETAILS RELATING TO THE NON-RESIDENTIAL FLOORSPEACE ONLY IN PLOT C (WELBOURNE SITE) RESERVED BY CONDITION C2 ATTACHED TO HGY/2023/2465.

As shown on approved drawings/documents:

Tottenham Hale Centre Development - Welbourne Health Centre Commercial Waste Management Plan dated 14th November 2023 prepared by GBP consult on behalf of the Lawrence House Group (LHG)

Informatives:

The applicant is advised that bins must not be presented for collection on the highway overnight and must be accessible to the crews on the allocated collection day. If the building user want to arrange collections and order containers for the commercial service from Haringey Council, they should contact Veolia at <https://www.haringey.veolia.co.uk/commercial-waste> as soon as possible before the facility opens. If other waste collection providers are used they must be registered waste carriers and comply with the waste duty of care code of practice.