



# Officer Report

**Application Number:** HGY/2023/2466  
**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 C12 (Service and Delivery Plan) Part B (non-Residential) in relation to 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:** 3  
**Agent:** Refer to Company Name  
Matthew Eyre

## **RECOMMENDATION**

### **Approve**

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

#### **1. APPLICATION DETAILS**

**Reference No:** HGY/2023/2466

**Ward:** Tottenham Hale

**Date received:** 14/09/2023

**Last amended date:** 17/01/2023

**Drawing number of plans:**

Tottenham Hale Centre Development - Welbourne Health Centre Commercial Service and Delivery Plan dated 16th January 2024

**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 C12 (Service and Delivery Plan) Part B (non-Residential) in relation to 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.

**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 104,053m<sup>2</sup> 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.

## **4. ANALYSIS/ASSESSMENT**

Condition C12 reads:

C12) Service and Delivery Plan (LBH Transportation)

### **Part A**

Prior to the residential occupation of the Plot C development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot C shall be undertaken in accordance with the approved plan.

### **Part B**

**Prior to the occupation of the non-residential floorspace within Plot C, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot C shall be undertaken in accordance with the approved plan.**

REASON: To reduce traffic and congestion on the transportation and highways network.

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Pursuant to Part B of Condition C12 the applicant has submitted a Commercial Service and Delivery Plan has been submitted.

LBH Transport Officers have reviewed the submitted plan and are satisfied that the amended document satisfactorily addresses the condition. On review of the initial submission, Transport Officers requested that the plan must identify how deliveries would be managed and/or avoided to miss the AM and PM peak times through strategies, such as through a booking system.

The latest plan identifies that prescribed delivery slots will be used and there will be an intercom at the service entrance linked with the receptionist's desk, which will be in operation between 9am-6pm, permitting deliveries to be received during prescribed times at the service entrance. A store to receive goods is also located near to the service entrance to ensure fast and efficient delivery services.

The submitted details are accepted by LBH Transport and identify how the scheme would reduce traffic and congestion on the transportation and highways network. As such, the details submitted under Condition C12 can be approved.

## **5. RECOMMENDATION**

APPROVE SERVICE AND DELIVERY PLAN DETAILS RELATING TO PLOT C (WELBOURNE SITE)  
RESERVED BY PART B OF CONDITION C12 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Tottenham Hale Centre Development - Welbourne Health Centre Commercial Service and Delivery Plan  
dated 16th January 2024