

Officer Report

Application Number:	HGY/2023/2911
Application Type:	Approval of details reserved by a condition
Address:	175 Willoughby Lane, London N17 0RX
Proposal:	Approval of details reserved by a condition 21(Section 278 Highway Works) attached to planning reference HGY/2022/0664
Case Officer:	Sarah Madondo
Valid Date:	19/10/2023
Applicant:	-
Agent:	Mr Jamie Loxley

RECOMMENDATION

Approve

Proposed Development

Approval of details reserved by a condition 21(Section 278 Highway Works) attached to planning reference HGY/2022/0664

Site & Surroundings

The site is a two storey building located on the corner of Dysons Road to the East and Brantwood Road to the south. The site is bounded by the Redcorn waste disposal operation to the west and other commercial and industrial units to the south on the other side of Brantwood Road. The area to the north of the site along Dysons Road and Middleham Road is residential in nature, primarily comprising 2 storey houses. A public right of way runs east to west along the north of the plot between the commercial plots and the houses of Middleham Road. The site is designated as a Strategic Industrial Location and within Flood Zone 2. The surrounding area is characterised by industrial and commercial uses. The site also lies within the Tottenham Area Action Plan area and is within an Archaeological Priority Area. The site is not located in any conservation area nor is listed building.

APPROVED DEVELOPMENT

HGY/2022/0664 – Demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 and B8 (with ancillary offices), car parking, service yard areas, landscaping and associated works.

ANALYSIS/ASSESSMENT

Condition 21 reads:

Prior to the commencement of development , the developer shall provide details of the existing road surface condition including the footways and bell mouth access. Before the scheme is occupied the developer will be required to submit details of the condition of the highways to the Local Planning Authority.

Reason: To ensure the highway works are undertaken to a high-level of standards and in accordance with the Council's requirements.

Pursuant to condition 21, the applicant submitted Edmonton - Dilapidation Survey and photographs of existing highway conditions which was reviewed by the transportation officer who advised that sufficient details has been submitted and officers are satisfied that all the relevant information required to discharge the condition has been submitted. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 21. The recommendation is therefore one of approval to discharge the condition as sought by this planning application

Informatives:

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The applicant is reminded that the following conditions will need to be discharged:
3,4d,5,6b,c,7,10,13,14,15,16,18,19,20 & 23