



Officer Report

Application Number:	HGY/2024/0311
Application Type:	Approval of details reserved by a condition
Address:	Plot C (Welbourne), Tottenham Hale Centre, London
Proposal:	Application for the approval of details pursuant to Condition C17 (Open Space Management & Maintenance Plan) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer:	Philip Elliott
Valid Date:	02/02/2024
Applicant:	Refer to Company Name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/0311

Ward: Tottenham Hale

Date received: 07/02/2024

Last amended date: N/A

Drawing number of approved plans/documents:

Open Space Maintenance & Management Plan titled 307 United Living Welbourne authored by Adams & Sutherland dated 29-Jan-2024 Revision P1.

Address: Strategic Development Partnership (SDP) Sites, **Welbourne**, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17

Proposal: Application for the approval of details pursuant to Condition C17 (Open Space Management & Maintenance Plan) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Applicant: United Living

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.

4. ANALYSIS/ASSESSMENT

Condition C17 reads:

C17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot C development, an Open Space Management & Maintenance Plan in respect of the development within Plot C shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity. Spaces within Plot C shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

Pursuant to Condition 17, an Open Space Maintenance & Management Plan has been submitted. The submission identifies how play spaces/amenity spaces, all publicly accessible open spaces, and the soft landscaping would be managed and maintained. The document ensures a positive contribution to biodiversity. The Council's Senior Arboricultural Officer (Planning) was consulted on the submission and holds no objections to the submitted details. Sufficient information has been received, the details are acceptable, and they can be approved.

5. RECOMMENDATION

APPROVE OPEN SPACE MANAGEMENT & MAINTENANCE PLAN DETAILS RELATING TO PLOT C (WELBOURNE SITE) RESERVED BY CONDITION C17 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Open Space Maintenance & Management Plan titled 307 United Living Welbourne authored by Adams & Sutherland dated 29-Jan-2024 Revision P1.