

Officer Report

Application Number:	HGY/2024/0667
Application Type:	Approval of details reserved by a condition
Address:	45-47 Garman Road, London, N17 0UR
Proposal:	Approval of details reserved by a condition 7(Refuse and Waste and Recycling facilities) and condition 23 (Delivery and Servicing Plan) attached to planning permission: HGY/2022/2293.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	11/03/2024
Applicant:	4
Agent:	c/o Agent Mr Samuel Conalty

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/2293 – Redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development.

ANALYSIS/ASSESSMENT

Condition 7 - (Refuse and waste storage and recycling facilities) reads:

Prior to occupation of the development, a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Waste management plan should include details of how refuse is to be collected from the site. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI 2 of the London Plan 2021.

Pursuant to condition 7, the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within the access to the site fronting Garman Road for easy collection access. The report also provide comprehensive measures for arrangement for collection. The number of bins are considered appropriate for the development. The design and its position are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

Condition 23 - (Delivery and Servicing Plan) reads:

Prior to the occupation of development, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters:

- a) Identifying where safe and legal loading and unloading can take place;*
- b) Ensuring delivery activities do not hinder the flow of traffic on the public highway;*
- c) Managing deliveries to reduce the number of trips, particularly during peak hours; d) Minimising vehicles waiting or parking at loading areas so that there would be a continuous availability for approaching vehicles; and*
- e) Using delivery companies who can demonstrate their commitment to best practice through the Fleet Operator Recognition Scheme (FORS).*

Reason: To set out the proposed delivery and servicing strategy for the development, including the predicted impact of the development upon the local highway network and both physical infrastructure and day-to-day policy and management mitigation measures. To ensure that delivery and servicing activities are adequately managed such that the local community, the pedestrian, cycle and highway networks and other highway users experience minimal disruption and disturbance. To enable safe, clean and efficient deliveries and servicing

Pursuant to condition 23, details have been submitted in respect of condition 23. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE