



Officer Report

Application Number:	HGY/2023/3380
Application Type:	Approval of details reserved by a condition
Address:	Land and Railway Arches to the South of Page Green Road, Page Green Road, London, N15 4PG
Proposal:	Approval of details reserved by a condition 3 (Method of Construction Statement) and condition 4 (Secured & Covered Cycle Parking) attached to planning reference HGY/2023/1393.
Case Officer:	Sarah Madondo
Valid Date:	21/12/2023
Applicant:	N/A
Agent:	Mr Chris Dodds

RECOMMENDATION

Approve

Proposed Development

Approval of details reserved by a condition 3(Method of Construction Statement) and condition 4 (Secured & covered cycle parking) attached to planning reference HGY/2023/1393.

Site and Surroundings

The application site comprises of a generally triangular area of land amounting to around 0.5ha, comprising predominantly of hardstanding but with railway arches sitting centrally within the site underneath an active railway line that runs through the middle of the site southwest to northeast. The site is located to the south of Page Green Road and is accessed direct from Page Green Road opposite its junction with Stamford Road which goes off to the north. The southern boundary of the site is formed by another active railway line. The predominant land use in the surrounding area is commercial and industrial but immediately to the west of the site is a row of terraced houses. To the northwest, on the western side of Stamford Road, there is another row of terraced houses. However, to the northeast, on the eastern side of Stamford Road, and to the east of the site generally, the predominant use is commercial and industrial including the Hale Business Centre to the north and various vehicle repair businesses immediately to the east of the site accessed from Markfield Road. To the south of the site is an active railway line with Markfield Park to the south of that. To the southwest is Gladesmore Community School and Crowland Primary School within a predominantly residential area.

APPROVED DEVELOPMENT

HGY/2023/1393- Change of use of existing arches to a rental vehicle premises and vehicle storage site (Sui Generis Use) including demolition of existing structures, installation of rental vehicle office and rental vehicle wash bay, rental vehicle storage, car parking and associated works.

ANALYSIS/ASSESSMENT

Condition 3 & 4

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors;*
- b) loading and unloading of plant and machinery;*
- c) details of measures to protect pedestrians and other highways users from construction activities on the highway.*

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety.

Prior to the commencement of the approved use, details of the type and location of secure and covered cycle parking facilities for have been submitted to and approved in writing by the Local Planning Authority. The use shall not commence until the cycle parking spaces have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 3 & 4, the applicant submitted drawing U1XX03-2 showing the cycle parking and Construction and Management Plan which has been reviewed by the transportation officers who have advised that revised information submitted is sufficient for the purposes of discharging these conditions. 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 3 & 4. The recommendation is therefore one of approval to discharge these conditions as sought by this planning application.