



Officer Report

Application Number: HGY/2024/1004
Application Type: Approval of details reserved by a condition
Address: Plot C (Welbourne), Tottenham Hale Centre
Proposal: Application for approval of details pursuant to Part A of Condition C12 (Service and Delivery Plan (Residential)) relating to Plot C (Welbourne site) of the Tottenham Hale Centre development Planning Permission (LPA ref. HGY/2018/2223) dated 27th March 2019.
Case Officer: Philip Elliott
Valid Date: 10/04/2024
Applicant: 4
Agent: Refer to Company Name
Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/1004

Ward: Tottenham Hale

Date received: 10/04/2024

Last amended date: N/A

Drawing number of plans:

Walter Tull House Residential Delivery and Servicing Plan (Plot C – Welbourne) Reference: 9896 dated April 2024 by Project Centre.

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 approval of details pursuant to Part A of Condition C12 (Service and Delivery Plan (Residential)) relating to Plot C (Welbourne site) of the Tottenham Hale Centre development Planning Permission (LPA ref. HGY/2018/2223) dated 27th 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.

3. 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.

Pursuant to Part A of Condition C12 the applicant has submitted a Residential Delivery and Servicing Plan.

LBH Transport Officers have reviewed the submitted plan and have no objection. 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 Part A can be approved.

4. RECOMMENDATION

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

As shown on approved drawings/documents:

Walter Tull House Residential Delivery and Servicing Plan (Plot C – Welbourne) Reference: 9896 dated April 2024 by Project Centre.

