



Officer Report

Application Number:	HGY/2023/2441
Application Type:	Approval of details reserved by a condition
Address:	Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal:	Approval of details pursuant to Condition 13 (Cycle Parking) attached to Planning Permission Ref: HGYP/2022/0752 dated 31 August 2022.
Case Officer:	Adam Silverwood
Valid Date:	11/09/2023
Applicant:	Adam McAviney
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/0752 – Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site – As approved on: 31st August 2022.

2. ANALYSIS/ASSESSMENT

Condition 13 reads:

'Prior to the commencement of above ground works for the development hereby approved scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in accordance with the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.'

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards'.

Pursuant to condition 13, details have been submitted in respect of the proposed cycle parking. The details submitted are considered acceptable and in line with the intentions of the condition.

The details submitted consist of:

Building	Core	Double Stacked	Sheffield	Sheffield Large	Garden	Total
A	A1	28	6	2	0	36
	A2	16	4	2	12	34
	A3	32	6	2	6	46
	A4	32	6	2	0	40
	A5	14	2	2	14	32
B	B1	30	8	2	14	54
	B2	100	38	8	4	150
	B3	24	4	2	8	38
C	C1	34	6	2	0	42
	C2	60	12	4	0	76
Total		370	92	28	58	548

The required bike spaces required per core, as detailed within the London Plan are:

Building	Required	Provides
Building A	174	188
Building B	218	242
Building C	121	118

The proposed cycle stands will be primarily double stacked within the interior of the building. This is considered to be on balance acceptable with regard to the space constraints of the developed site. The cycle parking has been assessed to be in compliance with the requirements of the London Plans Cycle Design Standards.

The submitted details indicated that the proposed cycle parking would be of sufficient quantity in appropriate locations. These details have been assessed Haringey Transport Officers who consider them sufficient to warrant the discharge of condition 13 in relation to the parent application HGY/2022/0752.

3. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 13

It is considered that sufficient information has been submitted in support of this application to discharge condition 13.