



Officer Report

Application Number:	HGY/2024/0882
Application Type:	Approval of details reserved by a condition
Address:	Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal:	Partial approval of details pursuant to Condition 15(a) Parts (i) and (ii) only (Construction Environmental Management Plan and Sensitive Lighting Strategy) attached to Planning Permission Ref: HGY/2022/0752 dated 31 August 2022.
Case Officer:	Adam Silverwood
Valid Date:	28/03/2024
Applicant:	Ms Evelyn Usifoh
Agent:	

RECOMMENDATION

Approve

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.

ANALYSIS/ASSESSMENT

Condition 15 reads:

‘(a) Prior to the commencement of above ground works for the development hereby approved, the following documents shall be submitted for the written approval of the Local Planning Authority, in accordance with the Ecological Impact Assessment hereby approved:

- i. Construction Environmental Management Plan*
- ii. Sensitive Lighting Strategy*
- iii. Landscape and Ecology Management Plan*

(b) Prior to the first occupation of development, photographic evidence and a post development ecological field survey and impact assessment shall be submitted to and

approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures.

Development shall accord with the details as approved and measures shall be retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision and protection of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).'

Pursuant to condition 15, details have been submitted in respect of Condition 15. These details have been assessed in consultation with Haringey's Design Officers who consider them sufficient to warrant the discharge of condition 15 (Parts (i) and (ii) in relation to the parent application HGY/2022/0752. Comments have been received and are detailed in full below:

After reviewing the application, supporting documents, I have no objections discharging Requirement 15 (a).

RECOMMENDATION

GRANT PARTIAL DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 15 (Parts (i) and (ii)). The recommendation is therefore one of approval to part discharge the condition as sought by this planning application.

INFORMATIVE

The applicants are informed that this approval of details Decision Notice relates to Part a) (i) and (ii) of Condition 15 only. Further separate applications will be required to be submitted for Part a) (iii) and Part B for consideration and approval in order for Condition 15 to be discharged in full.

Informatives:

The applicants are informed that this approval of details Decision Notice relates to Part a) (i) and (ii) of Condition 15 only. Further separate applications will be required to be submitted for Part a) (iii) and Part B for consideration and approval in order for Condition 15 to be discharged in full.