



Officer Report

Application Number:	HGY/2024/0884
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 49(a) only (Living and Blue Roofs) 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

1. APPROVED DEVELOPMENT

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.

This application was approved on the 31 August 2022.

2. ANALYSIS/ASSESSMENT

Condition 49 reads:

‘(a) Prior to the commencement of above ground works, details of the living and blue roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

i) A roof plan identifying where the living and blue roofs will be located;

ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);

iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate

iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;

v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);

vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and

vii) Management and maintenance plan, including frequency of watering arrangements.

viii) A section showing the build up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(b) Prior to the occupation of 90% of the dwellings, evidence must be submitted to and approved by the Local Planning Authority that the living and blue roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living and blue roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.'

Pursuant to condition 49 (Part A Only), details have been submitted include the documents:

- 1113 Ashley Depot A3 Section.01 12Feb2025PR7976 ARD Blue Roof Summary 100mm Storage REV0.pdf (Biodiverse blue roof section with PV)
- 3742B-LB-BA-ZZ-D-A-411005_C1_Roof_Access_Strategy_-_Block_A.pdf
- 3742B-LB-ZZ-ZZ-D-A-411016_C1_Roof_Access_Strategy_-_Blocks_B_AND_C.pdf
- 3742B-LB-C1-05-D-A-120210_C2_Block C1 - Roof Plan.pdf (showing Biodiverse habitat substrate with sand pile)

- 3742B-LB-XX-XX-D-A-453000_C5_Roof Types.pdf
- 3742B-LB-CC-01-D-L-210013.pdf (Block C Podium Planting Plan)
- 3742B-LB-XX-XX-D-L-210003.pdf (Landscape Planting Plan)
- 3742B-LB-XX-XX-D-L-210004.pdf (Landscape Planting Scheme)
- Approved Ecological Enhancements by Ecologist.pdf (showing wildlife boxes)
- Approved Landscape Management Plan by Ecologist.pdf
- Plug Plant Specification from Zinco.pdf
- Radmat Blue Roof Maintenance Guidelines.pdf
- Radmat Maintenance Guidelines_PQ6100.pdf
- 1113 Ashley Depot A3 Section.02 26Feb2025.pdf (showing varying substrate depth)
- 3742B-LB-XX-XX-D-L-200320.pdf (section of PV on roof with dimensions)
- PR7976 ARD Blue Roof Calculation 100mm Storage Geocell.pdf
- PR7976 ARD Blue Roof Summary 100mm Storage REV0.pdf
- PR7976 Ashley Road Depot Specification Summary Rev2.pdf
- Zinco BPXA 100% Perennial Wildflower seed mix.pdf
- 3742B-LB-ZZ-05-D-A-720000_C2_Roof Details - SMJ Flat Roof
- 3742B-LB-ZZ-XX-D-A-711011_C2_Parapet Details - Block A1
- 3742B-LB-ZZ-ZZ-D-A-711010_C3_Parapet Details - Block A4
- 3742B-LB-ZZ-ZZ-D-A-711013_C2_Parapet Details - Over A4 Inset Balcony
- 3742B-LB-ZZ-ZZ-D-A-711014_C2_Parapet Details - A2 B3 Blue Roof

The documents submitted have been assessed by Haringey's Carbon Management Consultees who consider, based upon the documents submitted, that this condition is acceptable for discharge for Part A of this condition only.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 49 (a)

Informative

The Applicant is advised that that condition 49 has been discharged in part and this decision notice relates to part (a) of condition 49 only. A further formal application will need to be submitted to the Council to discharge part (b) of condition 49 in order for condition 49 to be discharged in full..

Informatives:

The Applicant should be informed that that condition 49 has been discharged in part and this decision notice relates to Part A of this condition only.

The Applicant is advised that that condition 49 has been discharged in part and this decision notice relates to part (a) of condition 49 only. A further formal application will need to be submitted to the Council to discharge part (b) of condition 49 in order for condition 49 to be discharged in full..