



Officer Report

Application Number:	HGY/2024/0363
Application Type:	Approval of details reserved by a condition
Address:	37 Boundary Road, Tottenham, London, N22 6AS
Proposal:	Approval of details pursuant to conditions 3 (Cycle Parking) & 4 (Construction Management Plan) pursuant to planning permission ref: HGY/2023/1348
Case Officer:	Gareth Prosser
Valid Date:	13/02/2024
Applicant:	Mrs M Larijani
Agent:	Mr Neri Peshkepia

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval of details pursuant to conditions 3 (Cycle Parking) & 4 (Construction Management Plan) pursuant to planning permission ref: HGY/2023/1348

CONSULTATION RESPONSE

INTERNAL

LBH Transportation Officer – Cycle storage should be maximised to the front, but outbuilding could be used.

Condition 4 CMP can now be discharged.

ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 6 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

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, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

ANALYSIS/ASSESSMENT

Condition 4 reads:

Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway; b) The estimated peak number and type of vehicles per day and week;
- c) Estimates for the number and type of parking suspensions that will be required; and
- d) Details of measures to protect pedestrians and other highway users from construction activities on the highway. Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to main traffic safety

LBH Transportation Officer has reviewed the submission and has requested amendments relating to the secure cycle parkin within the rear outbuilding. Additional details have been provided and are, on balance acceptable. Officers have explored locating all of the proposed cycle parking to the front of the site, however it is accepted that this cannot, in this instance, be accommodated. As such, the balance of 2 spaces within the front garden and the remaining spaces located within secured cycle parking to the rear is considered an acceptable compromise.

The amended Construction Management Plan is acceptable.

As such, the amended discharge of condition applications are considered acceptable and recommended for discharge.

RECOMMENDATION

GRANT DISCHARGE OF CONDITIONS