

James Argles

From: Planning Support
Subject: FW: HGY/2022/2650 - Transport Comments

Sent: 15 November 2022 17:36

Subject: HGY/2022/2650 - Transport Comments

I have reviewed HGY/2022/2650 – Land adjacent to 2 Alroy Road N4 1EF – and have the following comments:

- In principle, the plans are acceptable. However, these will be subject to conditions.
- I previously reviewed HGY/2021/3421 – which was an application for the building attached to the site (7 Endymion Road N4) – and the decision was made to make the site car-free (it was for 6 x units). There were some amendments, which involved the removal of the garden space (which was proposed to be where this current car park site is) and the removal of the vehicle crossover to it.
 - o However, I am not sure what the status is regarding this development and if it has progressed since the decision.
- Now, it appears that the car park itself has been separated from the site, or was always separate. In any case, given the stance taken with 7 Endymion Road, it is felt that this site should also be subject to a car-free agreement.
 - o The site has a PTAL of 5 and is within a CPZ (Green Lanes B).
 - o While this development itself is only proposed to comprise of 1 x family-sized unit, it should be considered along with the adjacent development (should that have progressed) and not just in isolation, and the potential incremental impact, particularly as it is a family-sized dwelling.
- Conditions:
 - o Car-Free
 - As per the comments above.
 - o Cycle Parking
 - The proposed quantum of cycle storage is in line with the minimum cycle parking standards, as per London Plan (2021) Policy T5.
 - This should be secured by condition – minimum of 2 x long-stay cycle parking spaces.
 - o Construction Logistics and Management Plan
 - The applicant will need to provide this and should be secured by condition.
 - It should follow TfL guidance.

I hope that is all clear, but please let me know if you have any questions.

Thanks,

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