

HGY/2022/2776 - Land to the Rear of 163-173 The Roundway London N17 7HE

Approval of details pursuant to condition 8 (Construction Management and Logistics Plan) attached to planning permission ref: HGY/2022/0238

This AOD application relates to condition 8 of the parent consent 2022/0238, which is for the following;

*'Erection of 5 'move-on' modular build units for temporary homeless accommodation with associated cycle and refuse storage'*

Condition 8 reads as follows;

*'Prior to the commencement of development, a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall follow the best practice guidelines as set out in the Construction Logistics and Community Safety (CLOCS) standard requirements and CLOCS and Transport for London's Construction Logistics Planning (CLP) Guidance (2021). 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 maintain traffic safety.'*

Transportation have reviewed the submitted CMLP and have the following comments;

- A 12 – 13 week construction programme is envisaged with a maximum of 20 staff/operatives on site.
- Vehicle routing will be to and from the A10 to/from all directions, vehicles travelling to the site will utilise the A10 southbound to the A109, then progress along the Roundway eastbound back towards the A10 as access is only possible for eastbound travelling vehicles. Vehicles leaving the site will travel eastbound to reconnect with the A10. 12m of formal CPZ parking on the immediate west side of the vehicle access will be temporarily suspended to enable adequate access and the vehicle access is to be altered via a S278 process to enable more efficient access as part of the overall development works.
- For larger construction vehicles such as articulated trucks, access and egress manoeuvres will be overseen by banksmen as visiting vehicles may need to reverse into the site and use both lanes of the Roundway to make the manoeuvre. Arrivals and departures will only take place outside of the AM and PM peak periods to minimise potential temporary disruption.
- All materials handling for deliveries and collections will take place within the site.
- Up to 10 vehicles per day visiting site are referenced however it is expected the majority of these will be smaller van and car sized vehicles and as commented these will only arrive and depart between the busier peak periods.
- A gateperson/banksman will be at the site access/entrance at all times to oversee security and access activities and ensure pedestrians are monitored as they cross the access into and out of the site.

As submitted the CMLP is satisfactory.