

HGY/2022/4199 - 18 Wellfield Avenue, London, N10 2EA

Approval of details pursuant to condition 5 (Method of Construction Statement) attached to
planning permission HGY/2022/1100

This AOD application relates to condition 5 of the parent consent 2022/1100, which is for the following;

'Demolition of the existing conservatory, erection of a new single-storey rear extension including the creation of a basement and associated landscape works, the reinstatement of the front porch and the replacement of existing PVC windows with double glazed timber windows to the rear.'

Condition 5 is worded as follows;

'5. No development shall take place, including any works of demolition, until a Method of Construction

Statement, to include details of:

a) parking and management of vehicles of site personnel, operatives and visitors

b) loading and unloading of plant and materials

c) storage of plant and materials

d) programme of works (including measures for traffic management)

e) provision of boundary hoarding behind any visibility zones

f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved

details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to

safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021,

Policies SPO of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.'

Transportation have reviewed the applicant's submitted MOCS and can confirm it is acceptable.

It includes details to fulfil the requirements of condition 5, including the following;

- Smaller construction vehicles such as vans will be able to park off the highway within the site. Larger delivery and readymix lorries will park adjacent to it, there are elongated 'H' markings to keep the driveway access clear so no suspensions will be required to facilitate this.
- Trained and accredited Banksmen will oversee all arrivals and departures, loading and unloading activity, and ensure pedestrian movements on the adjacent footway are controlled and safe during any operations.
- All plant and materials are to be stored within the site
- The works will take 16 months in total
- A hoarding will be erected at the edge of the site consisting of Heras fencing with plastic screening to the internal face. The applicant may need to obtain a hoarding licence from Highways to erect this.
- A wheel wash arrangement will be implemented within the site and any external debris/soil/materials appearing on the public highway will be dealt with and removed.

No objections to the sign off of this AOD application.