

Officer's Report

Application Number	HGY/2023/0859
Type	Approval of details reserved by a condition
Location	64 Victoria Road, Wood Green, London, N22 7XF
Proposal	Approval of details reserved by a condition 8 (Written Construction Management Plan) attached to planning consent HGY/2021/2191
Case Officer	Mercy Oruwari
Valid Date	24/02/2023
Applicant	Mr R Smallwood
Agent	Mrs K Cowan

RECOMMENDATION

Approve with Conditions

1. APPROVED DEVELOPMENT

HGY/2021/2191 - Single storey infill to rear extension; basement excavation and front lightwell; and raised rear decking and boundary treatment. Approved 17/09/2021

2. CONSULTATION RESPONSE

LBH Transportation Officer – The updated Construction Management Plan (April/May 2023 Revision) is acceptable but the below comments should be consider inline with the approval.

Transport comments are as follows:

- The routing to and from the site has now been provided and clarified, approaching vehicles will utilise a route from the west side of the site using the A406, Colney Hatch Lane, Alexandra Park Road and Albert Road, and those departing the site will progress in an eastern direction along Outram Road, then into Albert Toad and onto Alexandra Park Road back to the A406.
- The CMP details 3 vehicles per day arriving and departing. The CMP confirms that as far as is practicable vehicles will not arrive and depart before 0930 not after 1500 to avoid the AM/PM peaks and school start/finish times. Additionally, managed slots for vehicle arrivals and departures will be used to avoid vehicles waiting on the public highway.
- There is reference to materials being stored on the highway, and a skip, plus also the working practice of the skip being used to hold materials that will be removed by grab lorry. The updated CMP details a single on street parking bay will be required for location of the skip, and the applicant will need to engage with and obtain the necessary licenses and approvals to place this on the Highway.
- The applicant may also need to temporarily suspend parking to enable grab lorries and any other visiting vehicles to park in the appropriate positions to ensure that moving of materials takes place efficiently and with an arrangement that minimizes or prevents temporary blockages of the public highway.
- There is reference to the availability/use of banksmen to oversee vehicles and pedestrians, and that the banksmen will be there for the duration of the project. A sketch detail has been provided for a conveyor mechanism, to move excavation arisings to the skip to be placed on the carriageway, which would require moving of material over or across the footway to the skip from the site. This sketch detail shows a minimum footway width of 1.5m and

height clearance of 2.4m beneath the conveyor scaffold/structure. As with the temporary suspension of parking bays and location of skips, the applicant will need to liaise with Highways and obtain the necessary approvals/licenses to locate and place the proposed conveyor arrangement for removal of spoil.

- To summarize, this submission relates to condition 8 of the parent consent for the development consented at 64 Victoria Road in Wood Green. The applicant has provided information following their initial CMP submission. The information provided does meet the requirements of condition 8 in terms of information provided.

Note: The applicant must however note that grant of consent in relation to this condition does not remove the requirement to obtain highways approvals for the suspension of parking bays and the temporary location of the conveyor arrangements on the public highway.

3. ANALYSIS/ASSESSMENT

Condition 8 (Written Construction Management Plan) reads:

Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The statement shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) 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 number and type of vehicles per day/week;
- c) estimates for the number and type of parking suspensions that will be required;
- d) details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To protect of the amenity of neighbour properties and to main traffic safety.

Pursuant to condition 8 (Written Construction Management Plan) the applicant has provided the following details;

- Construction Management Plan Revised,
- A1599 SK01
- SI_20_64VICTORIAROAD_00 Site and location plan

The details submitted are satisfactory to discharge condition 8 (Written Construction Management Plan). The informative below will be added to the application in relation to the comments from the Transportation team.

Informative - The grant of consent in relation to this condition does not remove the requirement to obtain highways approvals for the suspension of parking bays and the temporary location of the conveyor arrangements on the public highway.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

- The grant of consent in relation to this condition does not remove the requirement to obtain highways approvals for the suspension of parking bays and the temporary location of the conveyor arrangements on the public highway.