

Officer's Report

Application Number	HGY/2023/0192
Type	Approval of details reserved by a condition
Location	Garages, Partridge Way, Wood Green, London
Proposal	Approval of details pursuant to the discharge of condition 15 (Construction Logistics Plan) of planning permission ref: HGYP/2021/2075 for the redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.
Case Officer	Ben Coffie
Valid Date	20/02/2023
Applicant	mr lee jones
Agent	

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2021/2075 – Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility. Approved date- 21/03/2022.

ANALYSIS/ASSESSMENT

Condition 15 reads:

15. Prior to the commencement of development (other than demolition), a Detailed 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.

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 SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.'

The applicant has submitted a Construction Logistics Plan which was reviewed by the Council's Transport and Highways Team. Upon review, further information was requested confirmation of the size of vehicles and if necessary, swept path plots and details showing the width of the pit lane including coning/fencing and the clear width between the pit lane and the parking spaces. Additional information provided by the applicant has clarified the outstanding queries and this CLP is now able to be supported by Transportation. The submitted document (PL2098/PW/CLPA/202306-EC Rev C) to discharge condition 27 is sufficient and acceptable.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 15. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.