

Officer Report

Application Number:	HGY/2023/1959
Application Type:	Adjoining Authority Consultation
Address:	Vorley Road Bus Stand & 4 Vorley Road,, London, N19 5JH
Proposal:	Demolition of existing part 1, part 2 storey community use building; the construction of 72 new dwellings with associated private amenity space for affordable and private homes, provided in three blocks of 13 storeys, 8 storeys, and 2 to 6 storeys, improvements to the public realm, the provision of a medical centre and a library, associated bicycle parking, mobility scooter stores, refuse stores and improvements to the public realm (DEPARTURE FROM DEVELOPMENT PLAN) RE-CONSULTATION: AMENDMENTS MADE TO INCORPORATE A SECOND STAIRCASE IN THE 13 STOREY BUILDING INCLUDING CHANGES TO THE FIRE STATEMENT, HOUSING MIX, LAYOUTS AND AN ENLARGED ROOFTOP PLANT. (Observations to L.B. Islington - their planning reference P2022/1221/FUL. Please note that previous consultations on this scheme have been considered under our references HGY/2022/1308 and HGY/2022/4147).
Case Officer:	John Kaimakamis
Valid Date:	20/07/2023
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Applicant:	L.B. Islington
Agent:	

RECOMMENDATION

No Objections

The majority of construction vehicles will be routed through Haringey and therefore a CLP condition must be attached to any planning permission to include the following;

- The main works contractor(s) and their suppliers construction vehicles to be fully compliant with FORS Silver (minimum) and CLOCS and be able to provide supporting evidence to show compliance with CLOCS
- A Road Sweeper will need to be available at all times, along with other equipment such as jet washers and a wheel cleaning facility at the site access, to enable dust suppression and the removal of debris on the public highway

- Copies of the final approved vehicle routing plan must be provided by the scheme to all suppliers / trades in advance (including site gate numbers to assist in vehicles arriving at the correct location)
- Movements, arrivals and departures on the public Highway are to be restricted to between 0930 and 1500 to avoid peak and school start and end periods
- The scheme to deploy properly trained Traffic Marshalls (CPCS) to direct construction traffic safely into and out of the site and ensure no idling or waiting / parking of construction traffic on the highway or vicinity of site gates
- Scheme should use a Delivery Management System (electronic web-based system) to track and manage booking slots for deliveries and FORS compliance.
- As indicated, there needs to be more detail on forecast HGV volumes by stage and phase and also to be able to understand peak periods of traffic and volumes
- Detailed swept paths to be included in the CLP
- There will need to be both Cross Borough Traffic Management liaison between the Contractor and Haringey/Islington Network Management Officers. A coordinated approach will also be required in relation to any related utilities works in the area.

Please also provide contact details for the Islington Highways Network Management Officer to ensure cross Borough liaison during the construction of this development.

Conditions:

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