



Officer Report

Application Number:	HGY/2026/0230
Application Type:	Approval of details reserved by a condition
Address:	Woodridings Court, Crescent Road, Wood Green, London, N22 7RX
Proposal:	Approval of details pursuant to condition 19 (Construction Logistics Plan) attached to planning permission HGY/2024/3339
Case Officer:	Valerie Okeiyi
Valid Date:	26/01/2026
Applicant:	mr Jack Goulde
Agent:	mr steven fitzwilliam

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Variation of Condition 2 (Approved plans, specifications and documents) of planning permission ref: HGY/2022/2354 (Redevelopment of the derelict undercroft car park behind Woodridings Court and provision of 33 new Council rent homes in four and five storey buildings. Provision of associated amenity space, cycle and wheelchair parking spaces, and enhancement of existing amenity space at the front of Woodridings Court, including new landscaping, refuse/recycling stores and play space). The Minor Material Amendments for which approval is sought comprise the following: - Internal and external alterations to the approved design - The creation of 4 no. additional flats

2. CONSULTATION RESPONSE

Internal

Transport comments dated 12/02/2026

The details concerning condition 19 (Construction Logistics Plan) attached to planning permission HGY/2024/3339 may be approved subject to the following actions being completed:

1. The S2.4 Delivery Protocol needs to be strengthened to include the evening high peak hour (17:00-18:00) for avoiding deliveries and collections.
2. The site setup plan states that cranes and some modular deliveries will have to reverse onto the site. Some indication as to the frequency and number of such moves should be given, alongside measures to protect vulnerable road users when this occurs.
3. S3.6 Traffic Management Protocols needs to outline how early/late arrivals of works vehicles will be managed.

4. S4.2.3 Dust management controls needs to ensure that in order to prevent/mitigate dust spillage onto the highway/pavement not only are loads covered but they are secured appropriately.

Transport Recommendations:

The approval of details in respect of condition 19, will only be acceptable from a transport perspective once the applicant has addressed the above-mentioned issues and met fully the requirements of condition 19.

Transport comments dated 06/03/2026

I have just reviewed the additional information in respect of approval of details concerning condition 19 CLP. I can confirm that all the original concerns raised have been addressed.

3. ANALYSIS/ASSESSMENT

Condition 19 (Construction Logistics Plan) reads:

In writing by the Local Planning Authority prior to the commencement of the works on site. The Construction Logistics Plan shall include:

- a survey of the existing conditions of adjacent public highways;
- an assessment of the cumulative impacts of demolition and construction traffic;
- details of the likely volume of demolition and construction trips and any mitigation measures;
- site access and exit arrangements including wheel washing facilities and swept paths where required;
- vehicular routes, booking systems and an assessment for the scope of consolidating loads to reduce generated road trips;
- proposed temporary access and parking suspensions and any temporary access and parking solutions required;
- Site compound arrangements including arrival of vehicles, parking, loading, storage and waste arrangements;
- methods for of protection of adjacent highway infrastructure; and,
- an assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, dust, smoke, road cleaning, odour control) accompanied by mitigation measures addressing all matters relevant to this particular site. Works shall only be carried out in accordance with the approved Construction Logistics Plan.

Officers have reviewed the applicant's submitted updated construction logistics plans and is satisfied to recommend the discharge of Condition 19 (Construction Logistics Plan).

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 19