



Re: HGY/2026/0816 - 22 Palace Road transport comment

From Jonathan Greenberg <jonathan@jgtplanning.com>

Date Fri 24/04/2026 15:27

To Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

 5 attachments (10 MB)

24-294-A-D-1000 Rev PL2 Site Plan - As Proposed.pdf; 24-294-A-D-1300 Rev PL2 Refuse & Recycling Store Layout.pdf; 24-294-A-D-1301 Rev PL3 Cycle Store Layout Sheet 1 of 2.pdf; 24-294-A-D-1302 Rev PL3 Cycle Store Layout Sheet 2 of 2.pdf; HGY20260816 - 22 Palace Road.docx;

Afternoon Kwaku,

In response to the attached comments, please find attached the following updated plans -

- Site Plan
- Refuse and Recycling Store
- Cycle Store Sheet 1 and 2

Refuse

The attached plans demonstrate how the refuse and recycling storage provision complies with the Council's standards. The refuse strategy has been designed in accordance with Haringey's *Waste Management Guidance Note for Residential and Mixed-Use Developments* (adopted March 2013). The approved development comprises 3 x 1-bed flats, 1 x 2-bed flat and 1 x 3-bed flat. Based on this, the Council's guidance requires a total provision of 900 litres for refuse, 900 litres for recycling and 125 litres for food waste.

The proposed scheme provides a total of 960 litres of refuse capacity (4 x 240L bins) and 960 litres of recycling capacity (4 x 240L bins), together with 140 litres of food waste provision and 240 litres for garden waste. The proposed capacity therefore exceeds the minimum requirements set out within the Council's guidance.

The bins are located within the site's curtilage, adjacent to the footway, ensuring they are easily accessible for collection in accordance with the Council's requirements. The arrangement ensures that bins can be collected from within an appropriate distance of the highway and without obstruction, and that no waste is stored on the public highway.

In light of the above, it is considered that the submitted details demonstrate full compliance with the Council's waste management standards. We therefore trust that the details are sufficient to enable the discharge of Condition 4.

Cycle parking

The updated plans now show the required 16 long stay cycle parking spaces within accessible, secure cycle stores. The proposed site plan also shows the 2 short-stay cycle parking spaces are also shown.

Construction Logistics Plan

Please see our response below in red with regards to the CLP. If there are any further queries we would be happy to meet on site to discuss through the development proposals.

1. The applicant needs to outline how early, late and unexpected deliveries will be managed. **Early, late, and unexpected delivery will not be accepted.**
2. The applicant needs to outline the length and quantum of any parking bay/footway suspensions required during the works. It is noted that the applicant states no parking bay suspensions will be required. However, given the residential area and being in a residential area with what appears high parking stress, how does the applicant envisage guaranteeing that somewhere to facilitate loading and unloading of construction materials/removal of waste material will be available. This is a serious concern. **There is a 17 m long H-line directly in front of the property, with no available parking spaces, and the kerb along the frontage is fully dropped. We have committed that all deliveries will be undertaken by rigid lorries only, typically 10–12 m in length, with kerbside delivery proposed. The project comprises partial demolition and refurbishment works only, not a full demolition and new-build scheme. Accordingly, the Council can assess the proposal under Section 6 of the Construction Logistics Plan (CLP). Predicted construction vehicle movements are less than one per hour, and given the overall scale of the works, any associated impact is expected to be negligible.**
3. Clarity should be provided as to the envisaged timescales for unloading activity from Palace Road. **Clarity should be provided as to the envisaged timescales for unloading activity from Palace Road. It has been mentioned in Section 4 of the CLP that deliveries will only be between 09:30 – 15:00 Monday to Friday**
4. Measures to protect vulnerable road users, such as pedestrians and cyclists need to be specified. **As explained in Section 4, a qualified traffic marshal will be present on site to coordinate deliveries and assist in safeguarding vulnerable road users. We are happy to provide the traffic marshal's competency documentation and certification once works commence on site.**
5. The applicant needs to outline the frequency that roads and pavements adjacent to the site will be inspected and kept clear of debris or material from the site. **Daily checks will be carried out**
6. The applicant needs to detail arrangements for plant and materials storage on site. There will be no plant storage on site. **All materials will be stored internally, and no significant external storage is anticipated.**
7. Clarity is sought that should a vehicle be required to enter the site for whatever reason, wheel washing facilities will be provided. **As the existing building shell will remain intact, there will be no access for plant onto the site. At most, one vehicle may be parked within the property's driveway. For additional assurance, we will install a standpipe at the site boundary. The Council is**

welcome to attend site for an audit once the project has mobilised, should this be required.

Kind regards

Jonathan

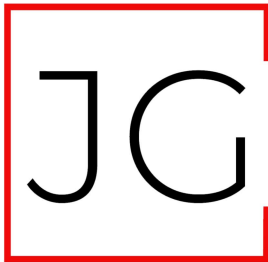
Jonathan Greenberg MRTPI

Founder, JG Town Planning

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TOWN PLANNING

From: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

Sent: 22 April 2026 18:24

To: Jonathan Greenberg <jonathan@jgtplanning.com>

Subject: Re: HGY/2026/0816 - 22 Palace Road transport comment

Thank you for the update

From: Jonathan Greenberg <jonathan@jgtplanning.com>

Sent: 22 April 2026 13:02

To: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

Subject: Re: HGY/2026/0816 - 22 Palace Road transport comment

Hi Kwaku,

Hope you're well.

I just wanted to keep you updated; we're currently addressing the points raised by Highways, and I should be in a position to respond by this Friday.

Kind regards

Jonathan

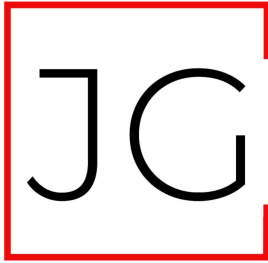
Jonathan Greenberg MRTPI

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TOWN PLANNING

From: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

Sent: 09 April 2026 10:36

To: Jonathan Greenberg <jonathan@jgtplanning.com>

Subject: Fw: HGY/2026/0816 - 22 Palace Road transport comment

Hi Jonathan

Please review the attached comments from Council's Highways officer and address the points raised.

Kind regards

Kwaku Bossman-Gyamera

From: James Watts <James.Watts@haringey.gov.uk>

Sent: Thursday, April 09, 2026 08:15

To: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

Subject: HGY/2026/0816 - 22 Palace Road transport comment

Hi Kwaku,

Please find attached my transport comment for HGY/2026/0816 – 22 Palace Road.

Kind regards,

James

Dr James M Watts
Principal Transport Planner

Environment and Resident Experience, Haringey Council
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