

# Transport comments

## Application details

|                          |                                                                                                                                                                                                                                  |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date                     | 27/05/2026                                                                                                                                                                                                                       |
| Planning Reference       | HGY/2026/1218                                                                                                                                                                                                                    |
| Address                  | 43 Belmont Avenue, Tottenham, London, N17 6AX.                                                                                                                                                                                   |
| Officer                  |                                                                                                                                                                                                                                  |
| Description of proposals | Approval of details reserved by a condition 4 (Construction Management Plan), condition 7 (Tree Protection), condition 10 A, B, C, D (Contamination), condition 12 A (NRMM) attached to planning application Ref: HGY/2023/0926. |
| Location Details         | PTAL= 2, CPZ = Wood Green Outer Zone – Monday to Saturday 8am to 6:30pm.                                                                                                                                                         |

### Comment:

The details will only be acceptable for approval and subsequent discharge of condition 4 (Construction Management Plan) attached to planning application HGY/2023/0926, once the following outstanding issues have been addressed:

1. S5 Site Access and Logistics needs to address the following:
  - a. The envisaged frequency of vehicles being unable to fully enter the site and have to undertake unloading at the kerbside. In such circumstances, a commitment to ensuring no materials are left on the public highway or footway.
  - b. A pre-booked booking system is cited. Details of how early, late and unexpected deliveries will be managed should be outlined.

2. S6.1 Delivery Management needs to specify what the arrangement to wait off-site will be. This appears to be encouraging potential idling in local roads. Clarity is sought on this. This is undesirable. Additionally, deliveries should avoid school drop-off, pick-up times, i.e. 08:00-09:00 and 15:00-16:00.
3. The S6.2 Vehicle Types and Frequency should provide a summary stable of vehicle types and frequency of deliveries by construction phase.
4. S6.3 Access and Unloading Strategy should outline the envisaged frequency and duration of deliveries requiring to be unloaded by the kerbside. Measures to protect vulnerable road users and pedestrians during such activity should be noted.
5. S7 Parking Bay Suspension needs to address the following outstanding issues:
  - (a) The exact number of parking bays to be suspended should be outlined. A detailed programme of parking bays requiring suspension by construction phase should be outlined. From examining Appendix C, it would appear that a maximum of 5 bays would be suspended. This should also include details of the envisaged length of suspension on Belmont Avenue.
  - (b) A summary table outlining the envisaged frequency and duration of parking bay suspensions required each construction phase should be provided.
  - (b) Clarity is sought that Belmont Avenue has the appropriate parking capacity to accommodate the displaced vehicles for the duration of the parking bay suspension. In order to validate this, a parking stress survey should be undertaken (to Lambeth Methodology) to ensure that there is no negative impact on the highway network in the immediate vicinity of the development site.
  - (c) Details of the minimum advance warning of parking bay suspensions should be provided.
6. S8 Materials, Plant Storage and Skip Provision needs to address the following issues:
  - (a) Confirmation is sought that the skip to be stored in the suspended parking bay will be covered and secured when not in use to ensure that dust/waste, materials do not

disperse on to the highway. In the event that there is any discharge, a commitment to appropriate cleaning and removal of waste from any footway or highway is undertaken promptly. Details of the frequency of inspections to ensure no discharge has occurred from the skip should be noted.

(b) It is noted that a just-in-time logistics strategy for deliveries will be employed. Clarity is sought as to how this will be managed in the event of supply chain issues, to ensure that there are no instances of multiple deliveries at once which could see excessive quantities of materials on the highway/footway requiring transfer to the site and impeding pedestrian thoroughfare.

7. S9 Conveyor Operations needs to address the following issues:

(a) Clarity is sought as to the envisaged length during the excavation phase of works, that the conveyor maybe required to be employed and in turn a temporary protection gantry or covered walkway to be provided.

(b) Where a covered walkway is provided, confirmation is sought that this will be fully accessible in a manner in which allows for a wheelchair user or someone with a buggy to pass by safely.

8. S10 Pedestrian and Highway Safety needs to address the following issues:

(a) Swept path tracking analysis should be provided for all vehicles entering and existing the site, demonstrating that vehicles will be able to do so in a safe and efficient manner.

(b) Confirmation is sought that site hoarding will be placed in a manner that ensures minimum footway width as per Council guidance is maintained at all times during the construction works.

(c) Confirmation is sought that any pedestrian entrances in the hoarding or vehicular gates to the site open inwards thus to not impede pedestrian thoroughfare.

(d) Details of how the contractor ban on parking by operatives in nearby streets will be enforced should be noted.

9. S12 Dust and Air Quality needs to be strengthened to commit to ensuring that all materials will be transported in covered and secured vehicles to ensure that no dust or waste spills out on to the highway or adjacent footways.
10. S13 Waste Management needs to outline whether or not waste compactors will be used and what green/reverse logistics strategies will be employed.
11. Appendix A – Construction Programme currently has no envisaged start and end date. It just has undated weeks. This needs to be updated to provide an envisaged start and end date of the works.
12. Appendix C shows a layout of where the proposed parking bays will be suspended. It also shows some basic vehicle tracking of how a vehicle would reverse in. From the submitted evidence it is unclear that all vehicles requiring reversing in will be able to access the site safely in reverse gear whilst the skip is in situ adjacent to the site entrance. A detailed swept path analysis should be provided showing all vehicles requiring access will be able to do so safely and efficiently.

#### **Transport Recommendations:**

The details in relation to Condition 4 (Construction Management Plan) will only be acceptable for approval and subsequent discharge of the condition once the above mentioned issues have been addressed fully by the applicant.