

Transport comments

Application details

Date	08/04/2026
Planning Reference	HGY/2026/0889
Address	Langford, Maryland Road, Wood Green, London, N22 5AR.
Officer	
Description of proposals	Approval of details reserved by a condition 6 (Construction Logistics Management Plan), condition 9 (Air Quality and Dust Management Plan), condition 10 (Considerate Construction Scheme) attached to planning application Ref: HGY/2025/1829.
Location Details	PTAL= 2, CPZ = Woodside West: Monday to Friday: 11am – 1pm.

Comment:

The details pursuant to condition 6 – Construction Logistics Management Plan, condition 9 – Air Quality and Dust Management Plan and condition 10 – Considerate Construction Scheme will be acceptable from a transport perspective for approval once the applicant has addressed the following issues:

Condition 6 – Construction Logistics Plan

The applicant has provided the required information for approval of details and subsequent discharge of condition 6 in respect of submitting a Construction Logistics Plan. This is subject to the following actions being completed:

1. S2.2 Site Establishment states that the site hoarding will be regularly inspected and maintained to keep it clean and tidy throughout the works. An indication of the frequency of this should be given.

2. S4.4 Proposed Access and Routing needs to outline how early, late and unexpected deliveries will be managed.
3. The applicant needs to in S4.5 Parking Bay Suspension, the length of the envisaged suspension of 2 parking bays on Maryland Road adjacent o High Road will be.
4. S4.6 Pedestrian and Cyclist Safety states that all roads and pavements adjacent to the site on Maryland Road and High Road will be kept clear of debris or material from the site. An allocated site operative will have sole responsibility for this. The frequency of such inspections needs to be outlined. It also needs to outline whether or not any footways will be required to be closed and the duration of such closure and any measures to safeguard pedestrians.
5. The applicant needs to confirm that construction/demolition vehicle movements associated with the site will avoid high peak hours and school drop-off/pick-up times, i.e. concentrated between 09:30 and 15:00.
6. The applicant needs to detail arrangements for plant and materials storage on site.
7. S5.0 Control of Dust, Noise and Emissions states that as it is unlikely there will be any requirement for excavation or vehicles to enter/leave the site, it is unlikely wheel washing facilities will be required. Clarity is sought that should a vehicle be required to enter the site wheel washing facilities will be provided.

Condition 9 – Air Quality and Dust Management Plan

The applicant has not provided a dedicated Air Quality and Dust Management Plan as required by the condition. It has provided within the Method of Construction Statement a section on Control of Dust, Noise and Emissions. The following issues exist from a transport perspective:

1. In the section concerning demolition the applicant states that all vehicles removing waste from site will be suitably sheeted to prevent dust or debris falling onto the highway. This should also be included for any construction vehicles removing waste from the site.

2. The section states that vehicles will be suitably sheeted to prevent dust or debris falling onto the highway. This should include sheeted and secured/fastened.

The comments provided in respect of this condition are solely from a transport perspective and thus not possible to comment on the detailed environmental requirements.

Condition 10 – Considerate Construction Scheme

1. The applicant has provided evidence of registration of the project with the Considerate Constructors Scheme which meets the requirements of condition 10.

Transport Recommendations:

The details pursuant to condition 6 may be approved and condition subsequently discharged once the applicant has addressed the above-mentioned issues.

The details for condition 9 may be approved from a transport perspective but further advice should be sought as to the environmental requirements in relation to the technical details/requirements in respect of an Air Quality and Dust Management Plan before full approval of details and subsequent discharge of the condition.

The details for condition 10 may be approved and the condition discharged since the applicant has met the requirements of the condition fully.