

Transport comments

Application details	
Date	10/06/2026
Planning Reference	HGY/2026/1554
Address	1 Barbara Hucklesbury Close, Wood Green, London, N22 6PQ.
Officer	
Description of proposals	Approval of details for conditions 10 (Method of Construction Statement), 12 (Contamination) and 14 (CEMP/DEMP) pursuant to planning application ref: HGY/2022/0859 for the demolition of existing eight bungalows and the construction of a part one, two and three-storey building to provide supported living accommodation (Use Class C2) comprising 14 one-bedroom homes, a support office and communal garden. Provision of two wheelchair accessible parking bays, refuse/recycling and cycle stores and landscaping.
Location Details	PTAL= 6a, CPZ = Wood Green Outer Zone – Monday to Saturday 8am to 6:30pm.
<u>Comment:</u> The approval of details in relation to condition 10 (Method of Construction Statement) and condition 14 (CEMP/DEMP) will be acceptable for approval and subsequent discharge once the following has been undertaken: Condition 10 – Method of Construction Statement 1. S5 Site Constraints and Construction Considerations – Limited Storage Capacity states that a Just-in-Time supply chain logistics approach will be adopted. Confirmation is sought as to how this will be managed and safeguarded in th	

event of a supply chain failure. In such a circumstance what would the impact be and how would it be mitigated in relation to vehicle deliveries to the site of materials?

2. S8.1 Delivery Management needs to specifically commit to avoiding deliveries in high peak hours, in being consistent with the submitted CEMP/DEMP. This document specifically states avoidance of deliveries between 07:00-09:00 and 16:00-18:00.
3. S8.3 Swept Path and Vehicle Tracking Basis needs to clarify whether or not vehicles will access the site in forward gear.
4. S15 Items Requiring Confirmation Before Final Issue mentions that current programme dates are still to be confirmed. Some indicative work programme dates should be provided. This should be accompanied by some envisaged trip generation relating to works movements by each demolition/construction phase.

Condition 14 – CEMP/DEMP

5. S6.2 Site Access and Egress needs to confirm that the site gates and any pedestrian gates open inwards to the site so as not to impede pedestrian thoroughfare on Russell Avenue. Additionally S6.2 should also provide some coverage as to what measures will be implemented to protect vulnerable road users e.g. cyclists and pedestrians around the site entrance and site frontage. Confirmation is sought that minimum 1.2m footway on Russell Avenue will be maintained and that vulnerable pedestrian groups will not be adversely impacted, e.g. disabled/mobility impaired persons and those with buggies and prams etc/
6. S6.4 Delivery Booking System needs to outline how a delivery that is early or late will be managed.
7. S6.5 Timing of Deliveries and Removals explicitly states that wherever possible deliveries, waste removal movements etc will be planned to avoid high peak hours (07:00-09:00 and 16:00-18:00). Some indication should be given as to the envisaged frequency that this may not be possible across the different demolition and construction phases. Also, in respect of Saturday working some indication should be given as to the envisaged frequency of vehicle movements. For both

the demolition and construction works phases some indication should be given as to the envisaged works trip generation by each phase. This should be accompanied by an indicative works programme for both the demolition and construction works phases.

8. S6.6 Loading, Unloading and Lorry Parking needs to specify where a vehicle would be expected to wait in the event of not being able to be accommodated on site. It should also commit to ensuring in such an event that idling does not occur and that the location for waiting access does not cause nuisance or bother to the local neighbourhood or local highway network.
9. S7.3 Dust and Air Quality Management Mitigation Measures needs to address the following:
 - a. Outline the frequency of inspections in relation to dust and mud/debris on the footways and highways.
 - b. Ensure that all waste movements from the site are covered and secured thoroughly to ensure no discharge of dust and debris on to footways and the highway in the site vicinity.
 - c. Clarity is sought as to whether or waste compactors are to be used to help reduce potential waste movements from the site.
10. Some indication should be given as to what green/reverse logistics measures will be employed both the demolition and construction phases.

Transport Recommendations:

Conditions 10 and 14 will be acceptable for approval of details and subsequent discharge once the above-mentioned actions have been undertaken.