

Transport comments

Application details

Date	09/07/2026
Planning Reference	HGY/2026/1797
Address	Arundel Court, Lansdowne Road, Tottenham, London, N17 0LR.
Officer	
Description of proposals	Approval of details reserved by a condition 15 (Delivery and service plan and waste management) attached to planning application Ref: HGY/2024/1450.
Location Details	PTAL= 3, CPZ = Tottenham Event Day – Event Days (Tottenham Hotspur Stadium) Monday to Friday: 5pm to 8:30pm, and Saturday, Sunday and Public Holidays: 12 noon to 8pm.

Comment:

The details relating to condition 15 (delivery and service plan and waste management) will be acceptable for approval and subsequent discharge of the condition, subject to the following actions being undertaken:

1. The applicant has stated that adequate paved areas are provided, off the public highway, to allow cargo bikes to park safely while deliveries are made, ensuring that delivery activity does not obstruct pedestrian, cycle or vehicle movement on the neighbouring highway. It is unclear from the submitted plans where these locations are intended to be. In any event, cargo bike spaces should be formalised as part of the overall cycle parking provision with dedicated cargo bike spaces commensurate to policy requirements for the nature of development. The current adhoc nature runs the risk of potential conflict with pedestrians (including

vulnerable groups, e.g. wheelchair users, mobility impaired persons and pedestrians with buggies). Therefore, on the grounds of pedestrian safety formalisation of cargo bike spaces for delivery purposes needs to occur.

2. The applicant states that for a number of the proposed bin locations the maximum 10m travel distance as per Council guidance is unachievable. This applies to the individual block refuse stores for Block A, B and C in Arundel Court. Confirmation is sought that there is no possibility to modify proposed arrangements to comply with the 10m travel distance and thus fully meet the requirements of condition 15. Some explanation should be given as to why any deviation from the 10m travel distance requirement should be considered acceptable in this case.

Transport Recommendations:

The details relating to condition 15 may be approved and the condition subsequently discharged once the above-mentioned issues have been addressed.