

Eunice Huang

From: Shreekant Patel
Sent: 11 December 2023 22:11
To: Eunice Huang
Subject: HGY/2023/2779 - Risborough Court, Muswell Hill, Hornsey, London, N10 3PP

Hello Eunice,
Transport comments are as follows:

- a. The site has good public transport accessibility (PTAL=4) and is not located within a CPZ.
- b. The proposal would create 2 x 2bed and 2 x 1 bed new flats to the existing 8 flats. The proposal would result in loss of one garage on site and the site would become car free. Clarification is required regarding which existing to flat this garage was allocated – because that existing flat should also be subject to car free s106 agreement. Parking stress survey and assessment is required to determine existing conditions and to assess acceptability of potential impacts of proposals on local parking stress.
- c. A car frees106 agreement will be required to restrict eligibility of all occupiers from obtaining parking permits in any future CPZ that may be introduced in the area. In addition, the developer will be responsible for cost of (£4000) for amending the TMO (as necessary) and for all cost of reinstatement of the existing vehicular crossover as footway.
- d. Cycle parking provision for 7 bicycles is proposed and would meet London Plan standards. The cycle store must be secure, sheltered and accessible.
- e. A condition requiring submission of a detailed construction logistics management plan, for approval prior to start of works, is required.
- f. Please consult Haringey Refuse collection Service regarding provision for refuse storage.

The proposals are not supported for the transport reasons outlined above.
Regards,

Shreekant Patel
Principal Transport Planner.

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