



Officer Report

Application Number:	HGY/2023/2892
Application Type:	Approval of details reserved by a condition
Address:	175 Willoughby Lane, London N17 0RX
Proposal:	Approval of details reserved by a condition 9 (Construction Management Plan(including Construction Logistics Plan) attached to planning reference HGY/2022/0664
Case Officer:	Sarah Madondo
Valid Date:	11/10/2023
Applicant:	-
Agent:	Mr Jamie Loxley

RECOMMENDATION

Approve

Proposed Development

Approval of details reserved by a condition 9 (Construction Management Plan(including Construction Logistics Plan) attached to planning reference HGY/2022/0664

Site & Surroundings

The site is a two storey building located on the corner of Dysons Road to the East and Brantwood Road to the south. The site is bounded by the Redcorn waste disposal operation to the west and other commercial and industrial units to the south on the other side of Brantwood Road. The area to the north of the site along Dysons Road and Middleham Road is residential in nature, primarily comprising 2 storey houses. A public right of way runs east to west along the north of the plot between the commercial plots and the houses of Middleham Road. The site is designated as a Strategic Industrial Location and within Flood Zone 2. The surrounding area is characterised by industrial and commercial uses. The site also lies within the Tottenham Area Action Plan area and is within an Archaeological Priority Area. The site is not located in any conservation area nor is listed building.

APPROVED DEVELOPMENT

HGY/2022/0664 – Demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 and B8 (with ancillary offices), car parking, service yard areas, landscaping and associated works.

ANALYSIS/ASSESSMENT

Condition 9 reads:

Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;*
- b) The estimated peak number and type of vehicles per day and week;*
- c) Estimates for the number and type of parking suspensions that will be required; and*
- d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.*
- e) Using companies/contractors/suppliers who can demonstrate their commitment to best practice, by acquiring a minimum of 'Silver Level' FORS accreditation, through the Fleet Operator Recognition Scheme (FORS).*

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to main traffic safety.

Pursuant to condition 9, the applicant submitted Construction Logistics Plan which was reviewed by the transportation officer who advised that initially, the report did not have sufficient detail. The applicant has submitted additional information and clarity in relation to the requirements of the condition, officers are now satisfied that all the relevant information required to discharge the condition has been submitted. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE