



Officer Report

Application Number:	HGY/2023/2389
Application Type:	Approval of details reserved by a condition
Address:	145-147 Downhills Way, Tottenham, London, N17 6AH
Proposal:	Approval of details reserved by a condition 8 (Construction Logistics Plan) attached to planning permission HGY/2021/3223.
Case Officer:	Sarah Madondo
Valid Date:	23/08/2023
Applicant:	Mr Singh
Agent:	Mr Manpreet Matharoo

RECOMMENDATION

Refuse

APPROVED DEVELOPMENT

HGY/2021/3223 – Erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages.

CONSULTATION RESPONSE

LBH Transportation: The detail submitted is not sufficient.

ANALYSIS/ASSESSMENT

Condition 8 reads:

No development shall take place until a final Construction Logistics Plan (CLP) / Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority.

The CLP/ CMP shall provide details of:

(a) To address impact of construction, site assembly works and impact on the operation of the highway network:

- I. A programme of works (including measures for traffic management);*
- II. Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;*
- III. Storage of plant and materials used in constructing the development;*
- IV. Plant and machinery to be used during construction works;*
- V. Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;*

VI. The erection and maintenance of security hoarding where appropriate;
 VII. Parking of vehicles of site operatives and visitors;
 VIII. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
 IX. Contact details for the Site Supervisor responsible for on-site works;
 (b) To address impact of construction on the broader amenity of the area:
 X. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 XI. Details of how the effects of noise and vibration arising from site operations are mitigated;
 XII. Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration. An inventory of all Non-Road Mobile Machinery (NRMM) must be registered on the NRMM register: <https://nrmm.london/usernrmm/> register prior to the commencement of use of any NRMM at the application site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent;
 XIII. Details of notification of works and engagement with local residents and neighbours to take place during the construction phase.
 The development shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 8, applicant submitted a Construction Logistic Plan and transportation team were consulted and advises that insufficient detail has been submitted to discharge the condition. Therefore details submitted is not considered acceptable to discharge condition 8.

RECOMMENDATION

REFUSE DISCHARGE

It is considered that insufficient information has been submitted in support of this application to discharge condition 8. The recommendation is therefore one of refusal to discharge the condition as sought by this planning application.

Refusal Reasons:

Insufficient information has been submitted to discharge the condition, and as a result the development fails to demonstrate that during its construction it would have no adverse impacts on the free flow of traffic on local roads or safeguard the amenities of the area contrary to policy T4

and T7 of the London Plan 2021, policy SP0 of the Haringey Local Plan 2017 and with policy DM1 of Haringey's Development Management DPD 2017.