LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

## 1. APPLICATION DETAILS

**Reference No:** HGY/2015/1196 **Ward:**

**Date received:** 24/04/2015

**Last amended date:**

**Drawing number of plans:**

GT-Standard No2 - Nuisance Management by GallifordTry PLC;
Environmental Risk Action Plan version 2 February 2008 by GallifordTry PLC and
Project Environmental Plan - Constructing a Sustainable Future by GallifordTry PLC
reference NO HS&E - FRM - PO4 - 02 Issue no.6 revision no.03 January 2014

**Address:** Development site between 17 and 34 Pretoria Road N17

**Proposal:** Approval of details pursuant to condition 9 (Control of Construction Dust) attached to planning permission HGY/2014/1080

**Applicant**: MsFiona LoveringOne Housing Group

**Officer contact:** Valerie Okeiyi

## 2. APPROVED DEVELOPMENT

Redevelopment of the site to provide a new four storey building housing 52 extra care residential units (Use Class C3) comprising a mix of 44 x 1 bed and 8 x 2 bed units with ancillary features for use by residents including restaurant, communal lounge, activity area, IT suite, staff areas, storage, energy centre, refuse/recycling area, vehicle parking (including disabled spaces), cycle/buggy parking and associated landscaping including communal gardens and balconies

## 3. CONSULTATION RESPONSE

The Commercial Environmental Health Team had no objection and has made the following comments;

The following documents have been submitted:

- Site Specific Project Environmental Plan
- Site Specific Environmental Risk Actions
- Galliford Try generic document regarding Nuisance management
- Proof of site registration with the Considerate Constructors Scheme.

The documentation submitted provides detail for each potential hazard; including dust at both the demolition and construction stage.

Proof of registration with the Considerate Constructors Scheme has been provided. Condition 9 is approved for discharge.

## 4. ANALYSIS/ASSESSMENT

Condition 9 (Control of Construction Dust) reads:

No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to ensure that the effects of the construction upon air quality is minimised Combustion and Energy Plant:

Pursuant to condition 9 (Control of Construction Dust) the applicant has provided the following details;

- GT-Standard Ni: No2 – Nuisance Management – GallifordTry PLC
- GallifordTry PLC – Environmental Risk Action Plan
- Project Environmental Plan – Constructing a Sustainable Future - GallifordTry PLC

The LPA have no objection to the details submitted.

The details submitted are satisfactory to discharge condition 9 (Control of Construction Dust)

## 5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Applicant's drawing No.(s)

GT-Standard No2 - Nuisance Management by GallifordTry PLC;
Environmental Risk Action Plan version 2 February 2008 by GallifordTry PLC and
Project Environmental Plan - Constructing a Sustainable Future by GallifordTry PLC reference NO HS&E - FRM - PO4 - 02 Issue no.6 revision no.03 January 2014

For the following reason:

The details relating to condition 9 (Control of Construction Dust) attached to planning reference HGY/2014/1080 and as set out in the accompanying report are satisfactory for the purpose of discharging this condition.