

**Our ref:** Q220730  
**Email:** [matt.eyre@quod.com](mailto:matt.eyre@quod.com)  
**Date:** 23<sup>rd</sup> September 2022



Martin Cowie  
London Borough of Haringey  
Planning, Regeneration & Economy  
Level 6  
River Park House  
Wood Green  
N22 8HQ

For the attention of Martin Cowie

Dear Mr Cowie

**APPLICATION FOR THE APPROVAL OF DETAILS PURSUANT TO CONDITION B29  
(DEMOLITION/CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLANS) OF  
PLANNING PERMISSION HGY/2018/2223**

**PLOT B (FERRY ISLAND), TOTTENHAM HALE CENTRE, N17**

On behalf of Midgard Ltd, please find enclosed an application for the approval of details pursuant to Condition B29 (Demolition/Construction Environmental Management Plans) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. This application seeks to discharge Part B (Construction Environmental Management Plan) of condition B29 in full.

Condition B29 of planning permission HGY/2018/2223 states that:

*“Demolition/Construction Environmental Management Plans*

*Part A*

*Demolition works shall not commence within Plot B until a Demolition Environmental Management Plan (DEMP) in respect of Plot B has been submitted to and approved in writing by the local planning authority.*

*Part B*

*Development shall not commence within Plot B (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot B has been submitted to and approved in writing by the local planning authority. The following applies to both Parts A and B above:*

*a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and*



*Dust Management Plan (AQDMP) in respect of Plot B.*

*b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot B are to be undertaken respectively and shall include:*

- i. A construction method statement which identifies the stages and details how works will be undertaken;*
- ii. 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;*
- iii. Details of plant and machinery to be used during demolition/construction works;*
- iv. Details of an Unexploded Ordnance Survey;*
- v. Details of the waste management strategy;*
- vi. Details of community engagement arrangements;*
- vii. Details of any acoustic hoarding;*
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);*
- ix. Details of external lighting; and,*
- x. Details of any other standard environmental management and control measures to be implemented.”*

An application (LPA ref. HGY/2019/2526) for the partial discharge of Condition B29 was approved by the London Borough of Haringey (LBH) in January 2020. The approved details were submitted pursuant to Part A of Condition B29 and comprised a Demolition Environmental Management Plan for Plot B.

Approval is now sought for the Construction Environmental Management Plan (CEMP) for Ferry Island pursuant to part B of Condition B29. The CEMP includes a Construction Logistics Plan, which has been subject to pre-application consultation with LBH Highways

Accordingly, please find enclosed the following documentation, which has been submitted via the Planning Portal (ref. PP-11567960) in support of this application:



- This Covering Letter;
- Completed application form;
- Ferry Island Construction Environmental Management Plan with Construction Logistics Plan Included (September 2022); and
- Schedule (please see Appendix 1)

The application fee of £116 has been paid via the Planning Portal in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2017.

I trust that this enables you to register and validate the application but please do not hesitate to contact me should you require any further information or if you have any queries at this stage.

Yours sincerely

Matt Eyre

Associate



## Appendix 1

| Part                                                                                                                                                  | Detail                                                                                                                                                                                 | References in Document                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot B are to be undertaken respectively and shall include: |                                                                                                                                                                                        |                                                        |
| i)                                                                                                                                                    | A construction method statement which identifies the stages and details how works will be undertaken                                                                                   | Throughout the document                                |
| ii)                                                                                                                                                   | 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          | Section 5.1                                            |
| iii)                                                                                                                                                  | Details of plant and machinery to be used during demolition/construction works                                                                                                         | Section 5.3                                            |
| iv)                                                                                                                                                   | Details of an Unexploded Ordnance Survey                                                                                                                                               | Section 9.7                                            |
| v)                                                                                                                                                    | Details of the waste management strategy                                                                                                                                               | Section 6                                              |
| vi)                                                                                                                                                   | Details of community engagement arrangement                                                                                                                                            | Section 13                                             |
| vii)                                                                                                                                                  | Details of any acoustic hoarding                                                                                                                                                       | Sections 5.3, 8.3, 8.4 (Figures 4-8) and CLP Section 6 |
| viii)                                                                                                                                                 | A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance)             | Section 7                                              |
| ix)                                                                                                                                                   | Details of external lighting                                                                                                                                                           | Sections 5.4, 10.4 and CLP Section 6                   |
| x)                                                                                                                                                    | Details of any other standard environmental management and control measures to be implemented                                                                                          | Sections 4, 9-11.                                      |
| c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on            |                                                                                                                                                                                        |                                                        |
| i)                                                                                                                                                    | Monitoring and joint working arrangements, where appropriate                                                                                                                           | CLP Section 5                                          |
| ii)                                                                                                                                                   | Site access and car parking arrangements                                                                                                                                               | CLP Sections 5 and 6                                   |
| iii)                                                                                                                                                  | Delivery booking systems                                                                                                                                                               | CLP Section 5                                          |
| iv)                                                                                                                                                   | Agreed routes to/from the Plot                                                                                                                                                         | CLP Sections 5 and 12                                  |
| v)                                                                                                                                                    | Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible)                          | Section 8.5 and CLP Section 5                          |
| vi)                                                                                                                                                   | Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase | Section 8.6                                            |
| vii)                                                                                                                                                  | Joint arrangements with neighbouring developers for staff parking, Lorry Parking and                                                                                                   | CLP Section 7.2 and Appendix A.                        |



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|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|                                                                                                                               | consolidation of facilities such as concrete batching                                                                                                                               | Section 8           |
| d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include: |                                                                                                                                                                                     |                     |
| i)                                                                                                                            | Mitigation measures to manage and minimise demolition/construction dust emissions during works                                                                                      | Sections 5.2 and 16 |
| ii)                                                                                                                           | Details confirming the Plot has been registered at <a href="http://nrmm.london">http://nrmm.london</a>                                                                              | Section 5.2 and 8.7 |
| iii)                                                                                                                          | Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection                                           | Section 5.2 and 8.7 |
| iv)                                                                                                                           | An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection) | Section 8.7         |
| v)                                                                                                                            | A Dust Risk Assessment for the works                                                                                                                                                | Section 5.2         |
| vi)                                                                                                                           | Lorry Parking, in joint arrangement where appropriate                                                                                                                               | Section 8           |