

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2460

Ward:

Date received: 23/09/2022

Last amended date: n/a

Drawing number of plans: Covering letter prepared by Quod dated 23.09.2022; Application Form; Ferry Island Construction Environmental Management Plan with Construction Logistics Plan Included prepared by JR Midgard dated (15.10.2022); Cass Allen Noise Monitoring – Station Road elevation (2); CCS document; Ferry Island – Proposed Logistics Overview P09 Rev 2; Non-Road Mobile Machinery (NRMM) Register – Ferry Island; RAMS01 – 22461 – R0 – Risk Assessment Method Statement – Ferry Island, London.

Address: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17

Proposal: Application for the part approval of details pursuant to condition B29 (Demolition/Construction Environmental Management Plans) in relation to Plot B (Ferry Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Applicant: Midgard Ltd

Officer contact: Martin Cowie

2. APPROVED DEVELOPMENT

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019. Planning Ref: HGY/2018/2223.

3. CONSULTATION RESPONSE

LBH Transport:

- No objection to amended plan – email dated 07.11.2022

LBH Highways/Construction Logistics:

- No objection to amended plan – email dated 07.11.2022

LBH Carbon Management (Pollution):

- No objection to amended plan – email dated 17.11.2022

LBH Environmental Services (Noise Nuisance):

- No comment received (Planning officer comment – matters relating to noise impact can be dealt with via the relevant Environmental Health legislation)

4. ANALYSIS/ASSESSMENT

Condition B29 reads:

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.*

The development on Plot B shall be carried out in accordance with the approved details. 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.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality

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.

Pursuant to condition B29 the applicant has provided an updated Construction Environmental Management Plan and Construction Logistics Plan and associated documents. These have been reviewed by LBH Pollution, Transport, Highways/Construction Logistics and Planning officers are considered satisfactory and cover the matters set out in Part B of the condition.

Condition B29 can therefore now be discharged in full.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION