

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

Date: 07 December 2022

Our ref: 65184/01/BK/AR/26014467v1

Your ref: PP-11688886 and PP-11688986

Dear Sir / Madam

**Ashley House and Cannon Factory, Ashley Road, Tottenham Hale:
Application to Discharge Condition 24 (CEMP) of Planning Permission
HGY/2016/4165**

**Ashley Park, Ashley Road, Tottenham Hale: Application to Discharge
Condition 9 (CEMP) of Planning Permission HGY/2019/0108 (Appeal
ref. APP/Y5420/W/19/3232707)**

On behalf of our client Notting Hill Home Ownership (NHHO), please find enclosed 2x applications for the discharge of Condition 24 and Condition 9, both relating to the Construction Environment Management Plan (CEMP), of the planning permissions at Ashley House, Cannon Factory (ref. HGY/2016/4165) and Ashley Park (Appeal ref. APP/Y5420/W/19/3232707) respectively. The applications have been submitted via the Planning Portal under references PP-11688886 and PP-11688986. The applications comprise a copy of the following supporting information:

- 1 2 x Completed application forms;
- 2 Construction Environment Management Plan (CEMP), prepared by WSP

The application fee of 2 x £116 (plus £32.20 flat rate service charge) has been paid by the Planning Portal.

Notting Hill Home Ownership (NHHO) intends to progress delivery of the two schemes together on an integrated basis. Consequently, as agreed with Haringey's Officers, we have packaged up the DoC application submissions in pairs for the two respective planning permissions. Two application forms are submitted for the two sites along with a single technical assessment covering both sites. This cover letter also relates to both permissions.

Condition 24 (HGY/2016/4165)

Condition 24 of planning permission ref. HGY/2016/4165 for redevelopment at the Ashley House, Cannon Factory site sets out that:

“Prior to the commencement of development a Construction Environmental Management Plan (CEMP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a):

- i) The identification of stages of works;
- 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 all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM);*
- iv) *Details of an Unexploded Ordnance Survey;*
- v) *Details of community engagement arrangements;*
- vi) *Details of any acoustic hoarding;*
- vii) *A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);*
- viii) *Details of external lighting*

b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.

The works shall only be carried out in accordance with an approved CEMP”

Condition 9 (Appeal ref. APP/Y5420/W/19/3232707)

Condition 9 of planning permission (Appeal) ref. APP/Y5420/W/19/3232707 for redevelopment at the Ashley Park site sets out that:

“Prior to the commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include:

A.

- i) The identification of stages of works;

- 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 all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM);*
- iv) *Details of an Unexploded Ordnance Survey;*
- v) *Details of community engagement arrangements; Details of any acoustic hoarding;*
- vi) *A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);*
- vii) *Details of external lighting*

B. The inventory of all NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases of the development hereby approved. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to Local Authority officers as required until development completion.

The works shall only be carried out in accordance with an approved CEMP.”

Condition Discharge

The condition is in place to provide details of how the construction and demolition works are to be undertaken and to ensure that these works are carried out in a way which does not negatively impact upon residential amenity, nature conservation interests and air quality. The enclosed CEMP sets out the overarching principles for demolition and construction management of the proposed development and has been prepared to facilitate the discharge of conditions 24 and 9. It outlines the methodology to be adopted during the demolition and construction phases and sets out the necessary mitigation measures to be implemented. It also ensures that the industry best practice standards will be adopted throughout the construction process.

We trust you have sufficient information to validate and determine both applications as soon as possible and we shall contact you shortly to confirm this.

In the meantime, if you have any further queries please contact me or my colleague, Ben Kelway.

Yours faithfully



Anna Rigelsford
Planner