

Officer's Report

Application Number	HGY/2022/2614
Type	Approval of details reserved by a condition
Location	Land off Brook Road and, Mayes Road, London, N22
Proposal	Approval of details reserved by a condition 20 (Air quality / dust) of planning permission HGY/2017/2886 for the demolition of existing building and erection of a 6-9 storey mixed use building
Case Officer	Samuel Uff
Valid Date	08/09/2022
Applicant	Austringer Capital Ltd
Agent	Elisabeth Lucas

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HGY/2017/2886 Demolition of existing building and erection of a 6-9 storey building providing 161 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail / office unit (Use Classes A1-A4 and B1), plus associated infrastructure and landscaping works GTD 22/02/2021 (2 year permission)

3. CONSULTATION RESPONSE

LBH Environmental Health: Satisfied with the Air Quality Dust Management Plan report. Noted the exact positions of the 2 / 3 monitors to be confirmed.

4. ANALYSIS/ASSESSMENT

Condition 20 reads:

20. Air Quality (Dust)

Prior to the commencement of the relevant phase of development hereby approved, an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and for approval by the Local Planning Authority. The (AQDMP) shall be in accordance with the GLA SPG Dust and Emissions Control and include an updated Dust Risk Assessment in substantial accordance with the Dust Risk Assessment dated December 2016. The plan shall be implemented as approved and maintained for the duration of the construction phase of the development.

Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).

Pursuant to condition 20 the applicant has provided an Air Quality Dust Management Plan report which is considered to be satisfactory. Should the exact position of the monitors be different then these would presumably need to be updated accordingly through a revision.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION