

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

Date: 20 January 2023

Our ref: 65184/01/BK/AR/26139279v1

Your ref: PP-11813719

Dear Philip

**Ashley House and Cannon Factory, Ashley Road, Tottenham Hale:
Application to Discharge Condition 28 (Construction Logistics Plan) of
Planning Permission HGY/2016/4165**

**Ashley Park, Ashley Road, Tottenham Hale: Application to discharge the
Planning Obligation relating to Construction Logistics Plan 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 an application for the discharge of Condition 28, relating to the Construction Logistics Plan (CLP), of the planning permission at Ashley House, Cannon Factory (ref. HGY/2016/4165). The application has been submitted via Planning Portal under reference PP-11813719. The application comprises of a copy of the following supporting information:

- 1 Completed Application Form;
- 2 Detailed Construction Logistics Plan, prepared by WSP Parsons Brinckerhoff

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

Please also find enclosed an application to discharge the planning obligation relating to the Construction Logistics Plan (CLP), of planning permission HGY/2019/0108 (Appeal ref. APP/Y5420/W/19/3232707). The application does not require a supporting application form, therefore, the requirements to discharge the planning obligation are addressed within this Covering Letter.

Notting Hill Home Ownership (NHHO) intends to progress delivery of the Ashley House, Cannon Factory (ref. HGY/2016/4165) and the scheme at Ashley Park (HGY/2019/0108) (Appeal ref. APP/Y5420/W/19/3232707) together on an integrated basis. The supporting Detailed Construction Logistics Plan relates to the sites across both permissions and seeks to address the

requirements of both Condition 28 of the Ashley House, Cannon Factory permission and the necessary planning obligation of the Ashley Park permission.

Ashley House/Cannon Factory Condition 28 (HGY/2016/4165)

Condition 28 of planning permission HGY/2016/4165 for redevelopment at the Ashley House, Cannon Factory site is set out below:

“No development shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:

- i Update to the Construction Logistics Plan prepared by WSP Parsons Brinkerhoff dated December 2016 to include phased development;*
- ii Monitoring and joint working arrangements across Ashley Road South Masterplan area;*
- iii Site access and car parking arrangements;*
- iv Delivery booking systems;*
- v Construction phasing and agreed routes to/from the development replace lorry routeing;*
- vi Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) Lo7.00 to 9.00 and 16.00 to 18.00 where possible);*
- vii Construction works shall only proceed in accordance with the approved relevant CLP;*
- viii Travel plans for staff/ personnel involved in construction.”*

The condition requires that an updated Construction Logistics Plan which details the phases of development and sets out the construction arrangements, access arrangements and timings for each phase. The enclosed reports seek to address the requirements of Condition 28. The assessment considers the vehicle activity at the site during the construction phases and sets out an appropriate strategy to manage this.

Ashley Park Planning Obligation Discharge

The planning obligation for a Construction Logistics Plan is detailed within the S106 Decision dated 10 March 2020, pursuant to clause 4.13, which reads as follows:

“ No less than 6 (six) months prior to the Implementation Date to submit a Construction Logistics Plan to the Council for approval and in the event of any refusal by the Council to approve the Construction Logistics Plan to pay regard to the Council’s reasonable reasons for such refusal and to resubmit the Construction Logistics Plan as amended having regard to the Council’s reasonable reasons for refusal and not to Implement or cause or permit Implementation until the Council approves the Construction Plan (“the Approved Construction Logistics Plan”).

To work in collaboration with the Council to conduct annual reviews of the Approved Construction Logistics Plan and following such reviews to make such amendments to the Approved Construction Logistics Plan as may be required by the Council.

Not to Implement of cause or permit Implementation or carry out the Development otherwise than in accordance with the Approved Logistics Plan (as may be amended from time to time in accordance with clause 4.13.2).

To carry out and comply with the Approved Construction Logistics Plan (as may be amended from time to time in accordance with clause 4.13.2).

To comply and carry out the Development in accordance with the Approved Construction Logistics Plan.

To comply with all reasonable directions and instructions from the Construction Coordinator.”

The interpretation of ‘Construction Logistics’ and the interpretation of ‘Construction Logistics Plan’ is set out within the table at section 1.1 of the S106 agreement. As requested in the S106 definition, the enclosed supporting Detailed Construction Logistics Plan provides details of how construction vehicle activity into and out of a development site will be managed in order to help reduce construction impacts on the surrounding transport network. The report provides the necessary information relating to Construction Logistics and addresses the planning obligation requirements as set out within the S106 agreement.

We trust you have sufficient information to validate and determine this application 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 sincerely



Anna Rigelsford
Planner