

Officer's Report

Application Number	HGY/2022/3913
Type	Approval of details reserved by a condition
Location	High Road West, London, N17
Proposal	Approval of details pursuant to parts (a) - (d) of Condition 5 (Demolition/ Construction Environmental Management Plans) relating to Phase 1 (Plot A) attached to planning permission HGY/2021/3175
Case Officer	Philip Elliott
Valid Date	31/10/2022
Applicant	C/O Agent
Agent	Mr Archie Halls

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/3913

Ward: Bruce Castle

Date received: 31/10/2022

Last amended date: 12/12/2022

Drawing number/title of approved drawings/documents:

• High Road West Plot A Construction and Demolition Environmental Management Plan Technical Note – Ecology Input 3rd October 2022 WIE18112-103-14-3-3-TN; Construction Environmental Management Plan and Demolition Environmental Management Plan Revision 02 prepared by Morgan Sindall HRW - Plot A-Whitehall Mews.

Address: High Road West N17

Proposal: Approval of details pursuant to parts (a) - (d) of Condition 5 (Demolition/ Construction Environmental Management Plans) relating to Phase 1 (Plot A) attached to planning permission HGY/2021/3175

Applicant: Lendlease (High Road West) Limited

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

A hybrid Planning application was granted on 31/08/2022 for the following –

1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E),

business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with the creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and

2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works.

3. CONSULTATION

Comments received from Tottenham Hotspur Football Club (THFC)

THFC has commented on the application raising the following concerns:

- There has been no liaison between the applicant and the Club
- There is no reference (implicit or explicit) in the submitted CEMP/DEMP to the existence of the stadium or its operation and the relationship between Plot A, the proposed construction compound, and queuing routes for crowds moving between the stadium and White Hart Lane Station
- There should be an interface between any community engagement associated with construction and the Club's pre-existing Business and Community Liaison Group (BCLG)

Officer note: The applicant asserts that they have attempted to meet and discuss the proposals with THFC. They note the following:

- *that they make reference to the stadium in sections 2.3 and 8.3. This includes considering the provision of THFC's Blue Book including any further updates as the construction work progresses.*
- *They state that hoarding design is referenced in section 6, Operating hours are included in section 10.2, and mitigation measures are considered in all sections and summarised in Appendix A – which includes a restriction of HGV movements and working hours.*

Furthermore, they highlight that engagement with the community is outlined within their Community Liaison Construction Group Plan (considered under Ref: HGY/2022/4047) and the submitted Construction Logistics Plan (ref: HGY/2022/2282) should be read together with the D/CEMP for a composite understanding of the proposed construction activities associated with Plot A.

Lead Officer – Pollution

The pollution team considers the submitted Construction Environmental Management Plan and Demolition Environmental Management Plan Revision 02 prepared by Morgan Sindall, to be acceptable subject to the following:

- Proof of Considerate Constructors Scheme (CCS) registration
- Proof of approval of conditions relating to dust risk assessment and monitoring for both the demolition and construction work as well as non-road mobile machinery (NRMM)

Officer note: The s106 agreement requires proof of CCS registration and the pre-commencement condition relating to NRMM has also been approved.

Transport Planning Team

There are no transport objections regarding the discharge condition for DEMP and CEMP.

4. ANALYSIS/ASSESSMENT

Condition 5 reads:

5. Demolition/ Construction Environmental Management Plans (PRE-COMMENCEMENT)

(a) No development shall take place in a Phase of the development other than investigation works shall commence until a Demolition Environmental Management Plan (DEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority.

(b) No development shall take place in a Phase of the development (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for that Phase.

(c) The DEMP and CEMP shall provide details of how demolition and construction works respectively in the relevant Phase are to be undertaken 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 hoarding/ 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;
- x. Details of infrastructure protection measures
- xi. Interim wayfinding signage
- xii. Details of any other standard environmental management and control measures to be implemented.

(d) the DEMP/CEMP shall also include consideration as to whether any ecological protection measures are required in respect of the relevant Phase such consideration to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds. Mitigation measures including the use of sensitive timings of works, avoiding the breeding bird season (March-August, inclusive), and, where not possible, pre-works checks by a suitably experienced ecologist will be provided in detail.

(e) Demolition and construction works shall only be carried out in a Phase in accordance with an approved DEMP and CEMP for that Phase.

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

Pursuant to Condition 5, the applicant has submitted a Construction Environmental Management Plan and Demolition Environmental Management Plan which fulfills parts (a) and (b) of the condition in relation to Phase 1 – Plot A. The submission would also fulfill parts (c) and (d) and would safeguard residential amenities, reduce congestion and mitigate obstruction to the flow of traffic, and protect air quality, ecology, and the amenity of the locality.

The comments from THFC are noted and the applicant has committed to ensuring works are carried out cognisant of stadium operations and the measures in the Tottenham Hotspur Blue Book. This means proposed operating hours and hoarding specification have been formulated with THFC operations in mind. The operation of the construction compound would not conflict with crowd flows on major event days and would not restrict safe access given the requirement for demolition and construction activities to follow the Blue Book.

5. RECOMMENDATION

APPROVE DEMOLITION / CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN
DETAILS RESERVED BY PARTS (A) - (D) OF CONDITION 5 FOR PHASE 1 (PLOT A)
ATTACHED TO HGY/2021/3175.

As shown on approved drawings/documents:

- High Road West Plot A Construction and Demolition Environmental Management Plan Technical Note – Ecology Input 3rd October 2022 WIE18112-103-14-3-3-TN; Construction Environmental Management Plan and Demolition Environmental Management Plan Revision 02 prepared by Morgan Sindall HRW - Plot A-Whitehall Mews.