

Officer's Report

Application Number	HGY/2023/0076
Type	Approval of details reserved by a condition
Location	Ashley House, Ashley Road, London, N17 9LJ
Proposal	Approval of details pursuant to Condition 10 (Air Quality Dust Management Plan) of Planning Permission HGY/2019/0108 (Appeal ref. APP/Y5420/W/19/3232707)
Case Officer	Philip Elliott
Valid Date	10/01/2023
Applicant	-
Agent	Georgia Crowley

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning application HGY/2019/0108 was refused by the Council on 10/04/2019. The application was subsequently allowed on appeal (PINS Ref. APP/Y5420/W/19/3232707) on 16/04/2020. The approved development consisted of the following:

- Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 170 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works.

CONSULTEE RESPONSES

Carbon Management – Pollution Officer

Happy to recommend approval of Condition 10 (Air Quality Dust Management Plan (AQDMP) subject to:

- The specific location of the dust monitors and confirmation of how the dust and particulate monitoring results will be made available to the pollution team for on-going assessment for both the demolition and construction work of the proposed development.

Further to the above the officer commented:

- We would like the map of the monitoring locations to be clearer to easily identify affected sensitive receptors.
- The monitoring should be real-time monitoring.

Officer note: The scale used for the map showing the locations has been used so that the entire site(s) can be viewed within the report. The plan shows the locations which have been accepted on similar proposals for nearby sites and whilst it is acknowledged they could be shown at a smaller scale, they are sufficient to identify the locations which are satisfactory for the necessary monitoring.

The AQDMP was updated to state that the monitoring would be automatic and shared electronically with Environmental Health Officers of the Council as requested.

ANALYSIS/ASSESSMENT

Condition 10 reads as follows:

No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust and including a Dust Risk Assessment, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Dust and Emissions Control Supplementary Planning Guidance document (July 2014) and include a Dust Risk Assessment. The development shall be carried out in full accordance with the agreed AQDMP.

Pursuant to Condition 10 the applicant has submitted an Air Quality and Dust Management Plan (AQDMP). The submitted details identify how demolition and construction dust would be managed. The submitted details would prevent adverse impact on air quality within the Air Quality Management Area (AQMA) and would be acceptable.

RECOMMENDATION

APPROVE AQDMP DETAILS RESERVED BY CONDITION 10 ATTACHED TO HGY/2019/0108 (APPEAL REF. APP/Y5420/W/19/3232707).