

James Argles

From: Planning Support
Subject: FW: Discharge of Conditions on Planning Application HGY/2023/0193 at Garages, Partridge Way, Wood Green, London

Sent: 23 March 2023 09:55

Subject: Discharge of Conditions on Planning Application HGY/2023/0193 at Garages, Partridge Way, Wood Green, London

Dear Benjamin,

Re: Discharge of Conditions on Planning Application HGY/2023/0193 at Garages, Partridge Way, Wood Green, London

Thank you for contacting Carbon Management Team (Pollution) regarding the above planning application for the approval of details to discharge condition 11 (DEMP/CEMP) of planning permission ref: HGY/2021/2075 for the redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility at Garages, Partridge Way, Wood Green, London and I would like to comment as follows.

Having considered the applicant submitted Construction Management and Environmental Plan with reference PW-CEMP-0014 prepared by Formation Design & Build Limited, dated 19th January 2023 and taken note of Section 2 (Existing Project Information), 4 (Planning Programme, Accountabilities and Performance), 5 (Sub-Contractors), 6 (Materials), 7 (Plant and Machinery), 8 (Communication and Co-Operation), 9 (Managing the Site), 10 (Personnel) and 11 (Monitoring Arrangements), **we would be happy to recommend the partial discharge as it relates to only Part B - Construction Environmental Management Plan (CEMP) of the approved planning permission HGY/2021/2075 SUBJECT to the following relevant information highlighted in red as required in the attached condition below has been submitted.**

The following are still outstanding from the applicant submitted report:

11. No demolition works associated with the approved development shall take place until;

A); a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority, and;

B); development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The following applies to both Parts A and B above:

a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP). b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively 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 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; and,

x. Details of any other standard environmental management and control measures to be implemented.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

i. Monitoring and joint working arrangements, where appropriate;

ii. Site access and car parking arrangements;

iii. Delivery booking systems;

iv. Agreed routes to/from the Plot;

v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and

vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

D) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;

ii. Details confirming the Plot has been registered at <http://nrmm.london>;

iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;

iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);

v. A Dust Risk Assessment for the works; and

vi. Lorry Parking, in joint arrangement where appropriate.

The development shall be implemented in accordance with the approved details. **Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.**

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality in accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 and SI 1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017.

As well as the above points, the applicant will also need to provide details of the following:

- a) 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.

I hope the above clarifies our position on the submitted application? Otherwise, feel free to contact us should you have further query in respect to the application quoting M3 reference number WK/562855

Kind Regards,

Edward Ritchie
Pollution Officer

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