

Officer's Report

Application Number	HGY/2022/4407
Type	Approval of details reserved by a condition
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ
Proposal	Approval of details pursuant to Condition 24 (Construction Environmental Management Plan) of Planning Permission HGY/2016/4165
Case Officer	Philip Elliott
Valid Date	13/12/2022
Applicant	-
Agent	Georgia Crowley

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Outline planning permission (Reference: HGY/2016/4165) was granted on 2 May 2018 for: Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

Reserved Matters of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works - was approved under HGY/2018/2353 on 14/11/2018.

CONSULTATION RESPONSES

Carbon Management - Pollution Officer

The applicant has provided the following:

Construction Environment Management Plan with reference V.1 prepared by WSP Global Inc., dated November 2022 which includes:

- Sections 2 (Site Information), 3 (General Environmental Requirements), 4 (General Demolition and Construction Information), 5 (Key Environmental Issues), 6 (Environmental Control Measures), and 8 (Monitoring)

The pollution team considers that the submitted details provide sufficient supportive information and can be approved.

Transport Comments

- a. It is noted that the demolition works are expected to take 10 weeks and the construction works will take a further 136 weeks.
- b. It is noted that a corresponding updated Construction Logistics Management Plan (CLMP) will be submitted to discharge condition 28. This will then provide further details regarding programme for various construction phases and related construction vehicle size/movements. This CLMP will also need to provide further details of construction site layout, welfare facilities, site access, and traffic routes/traffic management – and will be reviewed in due course.
- c. It is recommended that a highway dilapidation survey be undertaken to record existing conditions, prior to the start of any demolition/construction works. The scope of this survey should be agreed upon with Haringey Highways.
- d. The CEMP includes commitments regarding provision for wheel washing, dust suppression covering for vehicles / loose materials, no construction vehicle parking on highways, engines to be switched off when waiting, maintaining plant and equipment to minimise pollution, site hoardings/security/safety, etc. It is recommended that there should no provision for car parking on-site. However, provision for cycle parking for staff should be included to encourage the use of sustainable travel modes.
- e. I recommend that construction traffic should avoid the morning and evening peak hours to reduce traffic congestion and corresponding adverse environmental / safety impacts.

Subject to the above, there are no transport objections regarding the discharge of Condition 24.

Officer note: A revised CEMP was submitted, and the Transport Officer commented that they had no further transport comments/objections to the discharge of Condition 9. Staff cycle parking is mentioned in 6.13.2 and a commitment to the Highway Dilapidation Survey is made in 4.6.8 in the revised CEMP. The revised document also commits to avoiding the morning and evening peak hours (See page 33 of the revised CEMP).

ANALYSIS/ASSESSMENT

Condition 24 reads:

PRE- COMMENCEMENT - Construction Environmental Management Plan

Prior to the commencement of development a Construction Environmental Management Plan (CEMP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a):

- i. The identification of stages of works;*
- 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 all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM);*
- iv. Details of an Unexploded Ordnance Survey;*
- v. Details of community engagement arrangements;*
- vi. Details of any acoustic hoarding;*
- vii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);*
- viii. Details of external lighting*

b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.

The works shall only be carried out in accordance with an approved CEMP.

Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).

Pursuant to Condition 24 the applicant has submitted a Construction Environmental Management Plan (CEMP). The CEMP provides details of how demolition and construction works are to be undertaken and includes details relating to the eight criteria mentioned and provides the relevant NRMM details. The details are acceptable, the CEMP outlines how the proposal would safeguard residential amenities, protect areas of nature conservation interest, and prevent adverse impacts on air quality.

RECOMMENDATION

APPROVE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) DETAILS
RESERVED BY CONDITION 24 ATTACHED TO HGY/2016/4165.