

Officer's Report

Application Number	HGY/2022/4408
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 9 (Construction Environmental Management Plan (CEMP)) of Planning Permission HGY/2019/0108 (Appeal ref. APP/Y5420/W/19/3232707)
Case Officer	Philip Elliott
Valid Date	13/12/2022
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.

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 9 reads:

Prior to the commencement of development a Construction Environmental Management Plan (CEMP) 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 an Unexploded Ordnance Survey;*
- iv. Details of community engagement arrangements;*
- v. Details of any acoustic hoarding;*
- vi. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);*
- vii. Details of external lighting*

B) Prior to the commencement of the development, evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority. All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC (or equivalent) for both NOx and PM emissions and be uploaded to nrmm.london prior to use on site.

C) An inventory of all NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases of the development hereby approved. All machinery should

be regularly serviced and service logs kept on site for inspection. Records should 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.

Pursuant to Condition 9 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 seven 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 9 ATTACHED TO HGY/2019/0108 (APP/Y5420/W/19/3232707).