

Officer's Report

Application Number HGY/2023/0342
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 28 (Updated Construction Logistics Plan) relating to Demolition Phase 0 only of Planning Permission HGY/2016/4165
Case Officer Philip Elliott
Valid Date 02/02/2023
Applicant -
Agent Georgia Crowley

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/0342

Ward: Tottenham Hale

Date received: 02/02/2023

Last amended date: 22/03/2023

Drawing number of plans:

Cannon Factory, Ashley House, and Ashley Park Detailed Construction Logistics Plan P01 February 2023; Email from calfordseaden on behalf of NHG dated 22/03/2023; and Email from Notting Hill Genesis (NHG) dated 04/03/2023.

Address: Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ

Proposal: Approval of details pursuant to Condition 28 (Updated Construction Logistics Plan) relating to Demolition Phase 0 only of Planning Permission HGY/2016/4165

Applicant: Lichfields as agent on behalf of Notting Hill Home Ownership

Officer contact: Philip Elliott

2. 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.

3. CONSULTATION RESPONSES

Construction Logistics Planner

Happy to approve the submitted document from the LBH Construction Logistics team side. The proposal for loading and unloading of deliveries to the Cannon Factory site will be further discussed and agreed upon between the developer and their contractors and LBH before any solution is implemented.

Officer note: The applicant has committed in writing to working with the Council's Construction Logistics Planner to find and agree on an alternative for the loading and unloading of deliveries to the Cannon Factory site. This is also necessitated by the condition which requires CLPs to be submitted for each phase of development. So, an updated CLP will be required prior to the start of works on phase 1 – i.e., the Cannon Factory site. See HGY/2023/0478 for details of the phasing strategy. The applicant has confirmed that demolition operations can only use the Ashley Road entrance and not Burdock Road as the dropped kerbs are not yet in place for the loading bay on Burdock Road.

Pollution Officer

We are happy to recommend the approval of the details submitted in relation to Condition 28 (Updated Construction Logistics Plan) of HGY/2016/4165 subject to the following:

- a) The applicant must provide the details alluded to in Table 1-1. It is noted that the details of both the Construction Logistics Manager and Logistics provider contact name are to be provided by Hill Group once confirmed.
- b) Whilst the construction programme outlined in sub-section 3.2 is noted, the applicant still needs to submit the construction methodology to the council. It is noted that this will be provided in the next updated version of the CLP.
- c) Proof of Considerate Constructors Scheme (CCS) registration, It is not enough to say that the site will be registered as stated in Sub-section 5.1.

Officer note: The applicant has made a commitment to providing the details of both the Construction Logistics Manager and Logistics provider. This submission relates to the first phase of development and any changes would need to be captured in a revised CLP which would need to be approved by the LPA. Whilst proof of CCS registration has not been provided, this is required by the associated s106 agreement.

4. ANALYSIS/ASSESSMENT

Condition 28 reads:

PRE COMMENCEMENT - Updated Construction Logistics Plan

No development shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:

- i. Update to the Construction Logistics Plan prepared by WSP Parsons Brinkerhoff dated December 2016 to include phased development;

- ii. Monitoring and joint working arrangements across Ashley Road South Masterplan area;
- iii. Site access and car parking arrangements;
- iv. Delivery booking systems;
- v. Construction phasing and agreed routes to/from the development replace lorry routeing;
- vi. Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible);
- vii. Construction works shall only proceed in accordance with the approved relevant CLP;
- viii. Travel plans for staff/ personnel involved in construction.

Reason: To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.

Pursuant to Condition 28 the applicant has submitted a Construction Logistics Plan (CLP). The CLP accounts for phased development in the area and outlines how congestion would be reduced and how any obstructions to the flow of traffic on the transportation and highways network would be mitigated.

The latest version of the CLP submitted contains references to having a loading bay on Ashley Road. Based on current constraints on Ashley Road (including in relation to the District Energy Network (DEN) and public realm works) this proposal could result in obstruction. The applicant has committed in writing to working with the Council's Construction Logistics Planner to find and agree on an alternative for the loading and unloading of deliveries to the Cannon Factory site.

These discussions will be ongoing as part of the condition approval process given that updated CLPs are required for each relevant phase (See HGY/2023/0478 for details of the current phasing strategy). This submission relates only to the initial phase of development which involves demolition works only. The applicant has confirmed that demolition operations can only use the Ashley Road entrance and not Burdock Road as the dropped kerbs are not yet in place for the loading bay on Burdock Road.

The submitted details are acceptable for the initial phase of works which comprises demolition. The submission accounts for phased development in the area and would help to reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network in the initial phase.

5. RECOMMENDATION

APPROVE UPDATED CONSTRUCTION LOGISTICS PLAN DETAILS RESERVED BY
CONDITION 28 RELATING TO DEMOLITION PHASE 0 ONLY ATTACHED TO HGY/2016/4165.

As shown on approved drawings/documents:

Cannon Factory, Ashley House, and Ashley Park Detailed Construction Logistics Plan P01 February 2023; Email from calfordseaden on behalf of NHG dated 22/03/2023; and Email from Notting Hill Genesis (NHG) dated 04/03/2023.

Informatives:

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INFORMATIVE: The applicant is advised that this approval relates to Demolition Phase 0 only and further Construction Logistics Plan(s) (CLPs) are required to be submitted for approval under Condition 28 for all remaining phases prior to development taking place on that phase.