

## James Argles

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**From:** Planning Support  
**Subject:** FW: Discharge of condition on Planning application HGY/2023/0760 at Broadwater Farm Estate, London, N17

**Sent:** 27 April 2023 13:53

**Subject:** Discharge of condition on Planning application HGY/2023/0760 at Broadwater Farm Estate, London, N17

Dear Samuel,

**Re: Discharge of condition on Planning application HGY/2023/0760 at Broadwater Farm Estate, London, N17**

Thanks for contacting the Carbon Management Team (Pollution) regarding the approval of details reserved by Condition 23 (Construction Environmental Management Plan) of planning permission reference HGY/2022/0823 for demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis) at Broadwater Farm Estate, London, N17 and I would like to comment as follows.

Having considered the applicant submitted Construction Environmental Management Plan prepared by Willmott Dixon and taken note of section 3 (Site Logistics & Deliveries Plans), 4 (Management Structure & Responsibilities), 5 (Environmental Mitigation), 6 (Pre-Construction Plan), 7 (Liaison with Local Neighbourhood), 8 (Enabling Works), 9 (Sub-Structure Works), 10 (Super Structure Works) and 12 (Internal Works) as well as Construction Management and Logistics Plan also prepared by Willmott Dixon, **we would be happy to recommend the discharge of Condition 23 (Construction Environmental Management Plan) of the approved planning permission HGY/2022/0823 SUBJECT to the following relevant information highlighted in red as required in the attached condition below has been submitted and approved by the Council.**

The following are still outstanding from the applicant submitted report:

23. The development shall not commence within until a Construction Environmental Management Plan (CEMP) in respect of has been submitted to and approved in writing by the local planning authority. The CEMP shall include a Construction Logistics Plan (CLP) and **Air Quality and Dust Management Plan (AQDMP)**, and the following information:
- a)
    - 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.
    - x. **Details of any other standard environmental management and control measures to be implemented.**
  - b) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
    - i. Dust Monitoring and joint working arrangements during the demolition and construction work
    - 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)
- 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.
- 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
- vi. Lorry Parking, in joint arrangement where appropriate.

The development shall be carried out in accordance with the approved details as well as on the applicant submitted proposed mitigation in the Air Quality Report and operational impacts mitigation measure i.e. A Framework Travel Plan developed to encourage sustainable travel and minimise vehicle trips associated with the site following the failure of the Transport Emissions Benchmark (TEB) by the development.

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.

**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 during all phases of construction, not just phase 1 as outlined in the applicant submitted document. In regards to this we would like to highlight key sensitive receptors in close proximity to the development including: The Willow/Brook Special Primary School, Broadwaters' Children's Centre and Broadwater Farm Community Centre.
- b) We also require explicit confirmation in the report on how the real time monitoring data will be made available to the pollution team in the face of dust complaint during the development. Whilst a copy of the monitoring results can be kept on site, we wouldn't be agreeing to the applicant proposal for this to be inspected on site.

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/565864.

Kind Regards,

**Edward Ritchie**  
**Pollution Officer**

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