

# Officer's Report

|                           |                                                                                                                                                                                    |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/2775</b>                                                                                                                                                               |
| <b>Type</b>               | <b>Approval of details reserved by a condition</b>                                                                                                                                 |
| <b>Location</b>           | Cranwood, 100, Woodside Avenue, London, N10 3JA                                                                                                                                    |
| <b>Proposal</b>           | Approval of details pursuant to condition 19 (Demolition Environmental Management Plan / Construction Environmental Management Plan) attached to planning permission HGY/2021/2727 |
| <b>Case Officer</b>       | Tania Skelli                                                                                                                                                                       |
| <b>Valid Date</b>         | 18/10/2022                                                                                                                                                                         |
| <b>Applicant</b>          | Formation Design and Build Ltd                                                                                                                                                     |
| <b>Agent</b>              | Ms Rocio Casado                                                                                                                                                                    |

## **RECOMMENDATION**

**Approve**

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

### **2. APPROVED DEVELOPMENT**

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

### **3. CONSULTATION RESPONSE**

LBH Transport – Support

LBH Env Health – Support

LBH Drainage- Support

LFB – Support

Friends of Parkland Walk – object, on grounds of harm to ecological asset.

5 Cranley Gardens – objection on grounds of demolition in progress.

37 Park Hall Road – Objection on various grounds.

### **4. ANALYSIS/ASSESSMENT**

Condition 19 reads:

Demolition works shall not commence within the development until (a) a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority. Development shall not commence (other than demolition) until (b) a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The DEMP/CEMP shall include a Construction Logistics Plan (CLP), Air

Quality and Dust Management Plan (AQDMP) and details of how demolition/construction works are to be undertaken, as appropriate. These documents shall also 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. 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); (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. 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 (of net power between 37kW and 560 kW) registration shall be available on site in the event of Local Authority Inspection; (iv) An inventory of NRMM currently on site and continually updated as necessary (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection, 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 for both NO<sub>x</sub> and PM emissions); (v) A Dust Risk Assessment for the works; and (vi) Lorry Parking, in joint arrangement where appropriate. The development shall be carried out 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. The development shall be carried out in accordance with the approved details. Reason: To protect local air quality and to provide the framework for understanding and managing construction vehicle activity into and out of the proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Local Planning Authority and TfL an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to maintain traffic safety. In accordance with Policy DM21 of the Development Management DPD 2017.

Pursuant to condition 19 the applicant has provided a revised DEMP and CEMP to outline measures for the relevant issues listed above, such as AQDMP, working hours, plant and machinery, drainage, NEMM registration, emissions mitigation, ecological effects and tree retention details. This was assessed by the Environmental Health Team, Transport Team and Drainage officers. the proposal is considered satisfactory.

The submitted fire mitigation plan and details was assessed independently by the LFB and found satisfactory.

Accordingly, the condition is recommended to be discharged.

*The following conditions are outstanding:*

6 (Telecoms), 7 (SBD), 8 (External lighting), 9 (Boundary treatment), 10 (Landscaping), 11 (Parapet), 13 (Cycle), 14 (Delivery and Servicing Plan), 16 (Water main), 17 (Ground investigation), 18 (Land contamination), 20 (Energy), 21 (Ecology), 24 (Be seen), 28 (Passive house) and 29 (PHPP).

Condition 15 (Piling) is currently under consideration.

## 5. RECOMMENDATION

### GRANT DISCHARGE CONDITION

#### **Informatives:**

- The applicant is advised that the following conditions are outstanding:

6 (Telecoms), 7 (SBD), 8 (External lighting), 9 (Boundary treatment), 10 (Landscaping), 11 (Parapet), 13 (Cycle), 14 (Delivery and Servicing Plan), 16 (Water main), 17 (Ground investigation), 18 (Land contamination), 20 (Energy), 21 (Ecology), 24 (Be seen), 28 (Passive house) and 29 (PHPP).

Condition 15 (Piling) is currently under consideration.