

**From:** Planning Support  
**Subject:** FW: Planning Application HGY/2023/0273 at 62 Wolseley Road, Hornsey, London, N8 8RP

**Sent:** 17 May 2023 09:53

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Dear Josh,

**Re: Planning Application HGY/2023/0273 at 62 Wolseley Road, Hornsey, London, N8 8RP**

Thanks for contacting the Carbon Management Team (Pollution) regarding the above planning application for the erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments at 62 Wolseley Road, Hornsey, London, N8 8RP and I would like to comment as follows.

Having considered the relevant applicant submitted information including: Design and Access Statement dated November 2022, taking note of the proposed use of photovoltaic panels and heat pumps; Desk Study & Basement Impact Assessment Report with reference JI7216 Issue No.2 prepared by Geotechnical & Environmental Associates Limited, dated 16th January 2020 taking note of sections 2 (the Site), 3 (Screening), 4 (Scoping & Site Investigation), 5 (Basement Impact Assessment) and 6 (Contamination Risk Assessment); Geotechnical Ground Investigation with reference 20/33046 prepared by Site Analytical Services Ltd., dated January 2021 Taking note of sections 3 (Site Details), 4 (Scope of Work), 5 (In-situ and Laboratory Tests), 6 (Foundation Design), **please be advised that we have no objection to the proposed development in relation to AQ and Land Contamination but the following planning conditions and informative are recommend should planning permission be granted.**

**1. Land Contamination**

While we take note of the applicant submitted Desk Study & Basement Impact Assessment Report with reference JI7216 Issue No.2, the submitted report does not contain a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors taking into account the previous site use, potential contaminants that might be expected, given those uses, and other relevant information. Notwithstanding this, section 6.1.3 states that “...*End users will therefore be generally isolated from direct contact with any contaminants present within the near surface soils due to the presence of buildings and extent of hardstanding.*” However, on the applicant submitted proposed drawings areas of soft landscaping and a private garden can be seen, along with tree and shrub planting. In light of this, we do not agree with the conclusions that there is a low risk of there being significant contamination linkage at this site.

Therefore, Before development commences other than for investigative work:

- a. A revised desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

**Reason:** To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

## **2. Unexpected Contamination**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

## **3. NRMM**

- a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NO<sub>x</sub> and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
- b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. 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 should be made available to local authority officers as required until development completion.

**Reason:** To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

## **4. Demolition/Construction Environmental Management Plans**

- a. Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst
- b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts a and b above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).
- b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall 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.
- c) 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); and
  - 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.
- 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; 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.**

**Reason:** To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality."

**Informative:**

1. Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

I hope the above clarifies our position on the submitted application? Otherwise, feel free to contact us should you have any further query in the respect of the application quoting reference number WK/567947.

Kind Regards,

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

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