



Officer Report

Application Number:	HGY/2023/2022
Application Type:	Approval of details reserved by a condition
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 1 only of Planning Permission HGY/2016/4165
Case Officer:	Philip Elliott
Valid Date:	25/07/2023
Applicant:	-
Agent:	Georgia Crowley

RECOMMENDATION

1. 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.

2. CONSULTATION RESPONSES

Construction Logistics Planner

There is provision for a wheel wash listed in the submitted document, but this must be used on a regular basis.

In response the applicant has submitted a memorandum with the following wording: "When necessary regular and active wheel wash operation will be in place for the remainder of the demo works ensuring that all pavements in the vicinity and the highway are kept clean and clear of mud and debris from supplier vehicles and other related works."

Pollution Officer

Having considered the applicant submitted Detailed Construction Logistics Plan Revision 3 with reference P01, prepared by WSP dated 17th February 2023 and taken note of Sections 2 (Context, Consideration, and Challenges), 3 (Construction Programme and Methodology), 4 (Vehicle Routing & Site Access), 5 (Strategy to Reduce Impact), 6 (Estimated Vehicle Movements), 7 (Implementing, Monitoring & Updating), 8 (Conclusions) and Appendices A-F, we are satisfied with the applicant's submission and we would be happy to recommend the partial discharge of the attached Condition 28 (Updated Construction Logistics Plan) of the approved planning permission HGY/2016/4165 as it relates to ONLY demolition phase 1 SUBJECT to the applicant providing proof of Considerate Constructors Scheme registration.

Officer note: The applicant has submitted proof of registration.

3. 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 Phase 1 of the development and 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 demolition works relating to Phase 1 only.

4. RECOMMENDATION

APPROVE UPDATED CONSTRUCTION LOGISTICS PLAN DETAILS RESERVED BY
CONDITION 28 RELATING TO DEMOLITION FOR PHASE 1 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; Memorandum of Understanding between LB Haringey and Notting Hill Home
Ownership Ltd dated 16/08/2023; Cover Letter dated 21/07/2023; Email from calfordseaden on
behalf of NHG dated 22/03/2023; and Email from Notting Hill Genesis (NHG) dated 04/03/2023.

Informatives:

INFORMATIVE: The applicant is advised that this approval relates to demolition works
within Phase 1 only and further Construction Logistics Plan(s) (CLPs) are required to be
submitted for approval under Condition 28 for construction works within Phase 1 and all
other remaining phases prior to development taking place on that phase.