



Officer Report

Application Number:	HGY/2023/2390
Application Type:	Approval of details reserved by a condition
Address:	145-147 Downhills Way, Tottenham, London, N17 6AH
Proposal:	Approval of details reserved by a condition 17(Plant & Machinery) attached to planning permission HGY/2021/3223
Case Officer:	Sarah Madondo
Valid Date:	23/08/2023
Applicant:	Mr Singh
Agent:	Mr Manpreet Matharoo

RECOMMENDATION

Approve

Site and Surroundings

The application site is comprised of two lands that are part of existing properties at Nos. 145 and 147 Downhills Way. The land at No. 145 has been used as an ancillary area for the existing property, partially used as a garden and with some storage units built towards the rear. The land at No. 147 is covered with hardstanding and collection cars have been stored by the applicant here. A large structure has previously been erected towards the left and rear sides. The site has an east-west orientation and is neighbouring towards west the culvert of Moselle River, which is being in use as a secondary access for the properties on Downhills Way. The site is easily accessible and has both pedestrian and vehicle accesses from Downhills Way. Car access is provided through the existing driveways off Downhills Way, one servicing the land at No. 145 and a second one the land at No. 147. The site is not located within a Conservation Area, nor it comprises of any listed or locally listed buildings.

APPROVED DEVELOPMENT

HGY/2021/3223 Erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages.

ANALYSIS/ASSESSMENT

Condition 17a reads:

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 NOx 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 London Plan 2021 and the GLA NRMM LEZ

Pursuant to condition 17, information regarding NRMM registration, JCB Tracked Excavator (JS131) and proof of registration was submitted and pollution officers are satisfied that sufficient information has been submitted to discharge this condition. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 17. The recommendation is therefore one of approval to discharge the condition as sought by this planning application