

Officer Report

Application Number:	HGY/2024/0971
Application Type:	Approval of details reserved by a condition
Address:	Cleopatra House, Pembroke Road, Hornsey, London, N8 7RQ
Proposal:	Approval of details pursuant to condition 8 (CEMP) attached to planning permission ref: HGY/2021/1412
Case Officer:	Mark Chan
Valid Date:	30/04/2024
Applicant:	4
Agent:	Mr Barouch Saar Mr Tomi Adebayo C.Eng MICE MCABE

RECOMMENDATION

Refuse

1. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2021/1412 – Erection of a part three, part four and part five storey building containing 9 residential dwellings (Use Class C3) with private and communal amenity and basement car parking for 4 vehicles. Approved 21/06/2021.

2. CONSULTATION RESPONSE

LBH Transportation Group: The document is unfinished and needs a lot more work.

- Site plan: no site plan has been submitted.
- Storage of plant and materials – the site layout needs to show where plant and materials will be stored.
- Trip information: the data needs to be provided in numbers and in two-way movements. Data provided in percentages does not make any sense, as this cannot be quantified in real numbers within the table as the formatting is not correct.
- Swept paths: if any vehicles are going to be reversing onto the site from the public highway, then we will need to submit swept path drawings for these vehicles in a forward and reversing paths.
- Unloading/loading: the location needs to be shown on the plans.
- Appendix: this is completely blank.
- Vehicle routing: blank like the rest of the appendix.
- Delivery times: As there are schools in the local area and traffic along Park Road in the peaks can be substantial at times, therefore deliveries should avoid the following times: 08:00-09:00, 15:00-16:00, and 17:00-18:00.

- Wheel washing: site plan will need to show where this is.
- Provision of boundary hoarding behind any visibility zones : need to be shown on a site plan.
- Access: will need to know where is taking place from and this will require the footway/crossover to be reinforced. Please contact Mahmood Ramjan highway maintenance.

LBH Pollution Officer: The following details still need to be provided:

- A construction method statement which identifies the stages and details how works will be undertaken;
- Details of plant and machinery to be used during construction works.
- 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).
- Mitigation measures to manage and minimise construction dust emissions during works.
- Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection.
- 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).
- A Dust Risk Assessment for the works.
- Lorry Parking, in joint arrangement where appropriate.
- Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

3. ANALYSIS/ASSESSMENT

Condition 8 reads:

PRE-COMMENCEMENT: Construction Environmental Management Plan

Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

a) The CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

b) The CEMP shall provide details of how construction works are to be undertaken 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 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays with no working on Sundays and Bank Holidays;*
- 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 site;
v. Timing of deliveries to and removals from the site (to avoid peak times, as agreed with Highways Authority, 0700 to 0900 and 1600 to 1800, where possible);
vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the site during the demolition and 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 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 with relevant Air Quality Mitigation Measures.

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.

Pursuant to condition 8 the applicant has provided the information described below in respect of the above referenced conditions:

- Detailed Unexploded Ordnance Risk Assessment by Igne UXO Ltd dated 12/04/2024
- Construction Management and Logistics Plan by Plan & Build London Ltd dated 06/04/2024

- NRMM registration email dated 07/04/2024
- Location Plan

The Council's Transportation Group and Pollution Officer have been consulted and advised that insufficient information has been submitted and raised objection in respect of the requirements of Condition 8. The Officer has repeatedly requested for additional information to be submitted but have not received any reply from the applicant/agent. Therefore, it is considered that insufficient information has been submitted in respect of satisfying the requirements of condition 8.

4. RECOMMENDATION

REFUSE DISCHARGE CONDITION 8

It is considered that insufficient information has been submitted in support of this application to discharge condition 8. The recommendation is refusal to discharge the condition as sought by this planning application.

Refusal Reasons:

Insufficient information has been submitted to fulfil the requirements of condition 8 of planning permission HGY/2021/1412, thereby failing to ensure that residential amenity, highway congestion, movements and safety, and air quality conditions are adequately controlled during construction.