



Officer Report

Application Number:	HGY/2026/0571
Application Type:	Approval of details reserved by a condition
Address:	Woodridings Court, Crescent Road, Wood Green, London, N22 7RX
Proposal:	Approval of details pursuant to condition 13 (DEMP/CEMP) attached to planning permission HGY/2024/3339
Case Officer:	Valerie Okeiyi
Valid Date:	02/03/2026
Applicant:	mr Jack Goulde
Agent:	mr steven fitzwilliam

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Variation of Condition 2 (Approved plans, specifications and documents) of planning permission ref: HGY/2022/2354 (Redevelopment of the derelict undercroft car park behind Woodridings Court and provision of 33 new Council rent homes in four and five storey buildings. Provision of associated amenity space, cycle and wheelchair parking spaces, and enhancement of existing amenity space at the front of Woodridings Court, including new landscaping, refuse/recycling stores and play space). The Minor Material Amendments for which approval is sought comprise the following: - Internal and external alterations to the approved design - The creation of 4 no. additional flats

2. CONSULTATION RESPONSE

Internal

Pollution Officer comments dated 04/03/2026

Having reviewed the applicant submitted Demolition Environmental Management Plan (DEMP) prepared by Titan Demolition Ltd and Construction Management and Logistics Plan prepared by MYC Group dated 9 January 2026, we would be happy to recommend the discharge of condition 13 (DEMP/CEMP) attached to approved planning permission HGY/2024/3339 SUBJECT to the applicant address the following underlisted point(s):

1. We take note that the Air Quality and Dust Management Plan (AQDMP), which has been prepared in accordance with the GLA SPG Dust and Emissions Control (2014), has classified the site as a Medium Risk. Therefore, as per the guidance, the applicant will have to submit details of the specific locations of PM10 dust monitors and how these results will be made available to the

Pollution for ongoing assessment. no works shall be carried out until this has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

The applicant is also reminded to take note of all mitigation methods appropriate to a medium risk site, as outlined in Appendix 7 of the Greater London Authority SPG Dust and Emissions Control (2014).

Pollution Officer comments dated 04/03/2026

Having reviewed the applicant submitted Demolition Environmental Management Plan (DEMP) prepared by Titan Demolition Ltd and Construction Management and Logistics Plan prepared by MYC Group dated 9 January 2026, we are happy to recommend the discharge of condition 13 (DEMP/CEMP) attached to approved planning permission HGY/2024/3339.

The applicant is reminded that should we received sustained complaints from residents regarding dust emissions from the subject site, the Pollution Team may request weekly reports and/or access direct access to the monitoring equipment to ensure compliance with the above DEMP.

Notwithstanding the above, before the condition is discharged, we recommend that our colleagues in Transport Planning are contracted for comment where this hasn't already been done.

Transport Officer comments dated 04/03/2026

The approval of details relating to condition 13 (DEMP/CEMP) attached to planning permission HGY/2024/3339 will only be acceptable, once the applicant has addressed the following outstanding issues:

1. Demolition Environmental Management Plan

- S7 Waste Management Strategy – clarity is sought as to whether or not waste compactors will be used to help reduce waste vehicle trips.

2. Construction Logistics Plan

- CLP 3 Delivery Booking System – states there will be avoidance of unplanned arrivals, it is unclear how early or late arrivals will be managed.

3. Air Quality and Dust Management Plan

- AQDMP 2. Mitigation Measures states that there will be immediate removal of debris. This needs to be clarified, to include immediate removal of debris on public footways and the highway. Additionally, some indication should be given to the frequency of any checks for debris.

- Figure 1 General Site Set Up shows that all traffic accesses and egresses via Crescent Road. Clarity is sought that all works vehicles will access and egress in forward gear.

4. Construction Management and Logistics Plan

- S2.4 Delivery Protocol – the applicant states that works vehicles will reverse on to the site under the control of banksmen and will egress the site in forward gear. Confirmation is sought that there is no possibility of vehicles being able to access in forward gear and be able to turn on site to egress in forward gear.

- S3.5 Deliveries – the applicant needs to outline how it will deal with early/late arrivals.

- S4.2.3 Dust Management Controls states that regular monitoring of the road network in close proximity to the site entrance/exit will be implemented to ensure appropriate additional measures are applied as required to minimise dust generation and that there will be a regular cleaning regime. Details of the frequency of the monitoring and cleaning regime should be given.

S4.3 Waste Minimisation needs to outline whether or not waste compactors are to be used.

Transport Recommendations:

The approval of details relating to condition 13 (DEMP/CEMP) still have several points to be addressed by the applicant before approval can be given and the resultant condition discharged.

I have reviewed the additional information submitted by the applicant and can confirm that it is acceptable for the AOD relating to condition 13.

3. ANALYSIS/ASSESSMENT

Condition 13 (DEMP & CEMP) reads:

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. Dust Monitoring and joint working arrangements during the demolition and construction work;
- 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.

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.

Officers have reviewed the applicant's submitted updated detail and is satisfied to recommend the discharge of Condition 13 (DEMP & CEMP)

4 RECOMMENDATION

GRANT DISCHARGE OF CONDITION 13