

Application Number:	HGY/2026/1915
Application Type:	Approval of details reserved by a condition
Address:	12 Canning Crescent, Wood Green, London, N22 5SR
Proposal:	Approval of details reserved by a condition 10 (Landscape), condition 12 (Method of Construction Statement), condition 13 (investigative work - contaminants), condition 15 (NRMM), condition 16 (Air Quality and Dust Management Plan), and condition 17 (Considerate Constructors Scheme) attached to planning application Ref: HG/2024/3115
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	07/07/2026
Applicant:	6 Bilal Ustun
Agent:	Mr Halil Seker

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2024/3115 – Demolishment of existing dwelling and redevelopment of the site to provide 9 self-contained flats. (Amendments to the approved application (HGY/2023/1337)).

ANALYSIS/ASSESSMENT

Condition 10 (Landscape) reads:

Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. Details shall include information regarding, as appropriate:

- a) Means of enclosure;*
- b) Hard landscaping surfacing materials;*
- c) Planting plans including an assessment of existing and proposed trees;*
- d) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);*
- e) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed,*

become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

Applicant has submitted compressive details in respect of this condition. Council's Arboricultural Officer has reviewed the submitted documents and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 12 (Landscape) reads:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors*
- b) loading and unloading of plant and materials*
- c) storage of plant and materials*
- d) programme of works (including measures for traffic management)*
- e) provision of boundary hoarding behind any visibility zones*
- f) wheel washing facilities: have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period. This will need to include information such as the programme, and confirmation that construction vehicle arrivals and departures will avoid the AM/PM peak periods and be concentrated between 0930 and 1500 (to also avoid school start and finish times) as far as is practicable. It should also include details of any proposals for temporary highways arrangements and identify which bays are sought for materials handling and visiting construction vehicles.*

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 12. The Council's Transport officer has reviewed the document including additional information and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 13 (investigative work - contaminants) reads:

Before development commences other than for investigative work:

- a. A 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. 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 the desktop study has been approved in writing by the Local Planning Authority.*
- b. 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 investigation must be comprehensive enough to enable: an updated risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement Detailing the remediation requirements. The updated risk assessment and refined Conceptual Model along with the site investigation report, shall be submitted and approved in writing by the Local Planning Authority.*

c. If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements and any post remedial monitoring, using the information obtained from the site investigation, shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. The remediation strategy shall then be implemented as approved.

d. Before the development is occupied and where remediation is required, a verification report demonstrating that all works detailed in the remediation method statement have been completed shall be submitted to and approved in writing by the Local Planning Authority.

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

Pursuant to condition 13. The Council's Pollution officer has reviewed the document including additional information and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 15 (NRMM) reads:

- a. Prior to the commencement of the development, evidence of site registration at <http://nrmm.london/> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the demolition/construction phase of the development shall be submitted to and approved by the Local Planning Authority.
- b. Evidence that all plant and machinery to be used during the demolition and construction phases of the development shall meets Stage IIIB of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted to the Local Planning Authority.
- c. During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

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

Pursuant to condition 15, the council's Pollution officer is satisfied with the proposed measures and happy to fully discharge the above condition.

Condition 16 (Air Quality and Dust Management Plan (AQDMP) reads:

No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The works shall be carried out in accordance with the approved details thereafter.

Reason: To Comply with Policy 7.14 of the London Plan and GLA SPG Dust and Emissions Control (2014)."

Pursuant to condition 16, the council's Pollution officer is satisfied with the proposed measures and happy to fully discharge the above condition.

Condition 17 (Considerate Constructors Scheme) reads:

Prior to the commencement of any works the site or Contractor Company must register with the Considerate Constructors Scheme. Proof of registration must be submitted to and approved in writing by the Local Planning Authority. Registration shall be maintained throughout construction.

Reason: To Comply with Policy 7.14 of the London Plan.

Pursuant to condition 17 the applicant submitted documentary evidence which indicates that the site has been registered with the Considerate Construction Scheme. The document has been reviewed by both Highways and Pollution officers who have advised that information submitted is sufficient for the purposes of discharging these conditions. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE