

Officer Report

Application Number:	HGY/2023/2351
Application Type:	Approval of details reserved by a condition
Address:	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal:	Partial approval of details (Phase 1A only) pursuant to Conditions 10 (Construction Logistics Plan) and 11 (Construction Environmental Management Plan) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer:	John Kaimakamis
Valid Date:	31/08/2023
Applicant:	Mr Jomel Allen
Agent:	MR Jomel Allen

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Hybrid Planning Application was granted consent on 10 July 2023 for the following:

(1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;

(2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and

(3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

ANALYSIS/ASSESSMENT

Condition 10

Condition 10 reads as follows:

“Construction Logistics Plan (CLP)

No development (aside from demolition and preparatory works) shall take place in any Phase of the development until a Detailed Construction Logistics Plan (CLP) in relation to that Phase of works has been submitted to and approved in writing by the Local Planning Authority for that Phase. The plan shall conform with Transport for London’s Construction Logistics Planning Guidance (2021), and in consultation with the Metropolitan Police, and shall include the following details:

- i) Site access (where feasible, minimising the use of the Site Access opposite Chestnuts Primary School) and car parking arrangements;
- ii) Delivery booking systems;
- iii) Construction phasing and agreed routes to/from the development for lorry routeing;
- iv) Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);
- v) Travel plans for staff/ personnel involved in construction;
- vi) Crane Lifting Management Plan (CLMP);
- vii) Crane Erection and Dismantling;
- viii) Evidence of engagement with local residents, community groups and measures for ongoing engagement.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of the proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Local Planning Authority an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and sensitive neighbouring uses and to maintain traffic safety.”

Pursuant to Condition 10 the applicant has provided the following documents and drawings: Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing; Construction Logistics Plan Issue 7.5.2 (Ref: WIE18513.104.R.7.5.2.CLP) dated June 2023 prepared by Waterman Infrastructure & Environment Limited; Construction Logistics Plan Response Letter (Ref: WIE18513-100-CLP Response) dated 13 November 2023 prepared by Waterman Infrastructure & Environment Limited; Operational Lift Plan Revision 01 (Ref: Tower Crane Lift Plan St Ann's) dated 11 December 2023 prepared by TCC Ltd; Risk Assessment General Construction Materials dated 11 December 2023 prepared by TCC Ltd; Drawing No. ELP.TC1 – TC-1 Erection Lift Plan; Drawing No. ELP.TC2 – TC-2 Erection Lift Plan; Drawing No. ELP.TC3 – TC-3 Erection Lift Plan; Safe System of Work for Safe Erection of Tower Crane (Ref: SSW-2023-392-TC1-E) prepared by London Tower Cranes; Safe System of Work for Safe Erection of Tower Crane (Ref: SSW-2022-392-TC2-E) prepared by London Tower Cranes; and Safe System of Work for Safe Erection of Tower Crane (Ref: SSW-2022-392-TC3-E) prepared by London Tower Cranes.

This information was referred to TfL (Transport for London) Spatial Planning who raised no objections but did seek clarifications on a number of matters contained within the documents. These were addressed via a Construction Logistics Plan Response Letter (Ref: WIE18513-100-CLP Response) dated 13 November 2023 prepared by Waterman Infrastructure & Environment Limited, which was referred to TfL and who were content with the clarifications provided.

Furthermore, the information was referred to the Council's Carbon Management team (Pollution), who raised no objection to Condition 10 so far as contaminated land and air quality considerations

are concerned. They did however recommend the Highways and Traffic Team provide comment in regard to matters of highways and traffic.

The information was referred to the Council's Transportation Team, who raised queries which the applicant has responded to. The applicant confirmed that they have completed the designs for the crossovers and have issued to Highways. We are in discussions regards this and the 278 works for St Ann's Road and are happy to reinforce the crossovers if required. They have also completed a full dilapidation survey and issued to highways. This was discharged under planning condition (43a). They advise that the majority of staff travel using the public transport network and they will only provide limited parking for staff who are not able to use public transport or for visitors. Overall they estimate circa 300-400 people on site at peak and 95% of these will come to site using public transport. They have allowed for and are installing a dedicated area for cycle parking within our site compound for both staff and operatives working on the development.

As such, it is considered that adequate details have been submitted to discharge Condition 10 for Phase 1A only. An informative will be placed on any decision notice informing the applicant that details pertaining to remaining phases are still required to be submitted before commencement of works within those phases.

Condition 11

Condition 11 reads as follows:

"Construction Environmental Management Plan

(a) No development shall take place (aside from demolition and preparatory works) shall commence in any Phase of the development until a Construction Environmental Management Plan (CEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority.

(b) The CEMP shall provide details of how construction works respectively in the relevant Phase 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 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 hoarding/ 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;
- x. Details of infrastructure protection measures
- xi. Interim way finding signage
- xii. Details of any other standard environmental management and control measures to be implemented
- xiii. Evidence of prior engagement with local residents, community groups and measures for ongoing engagement.

(c) the CEMP shall also include consideration as to whether any ecological protection measures are required in respect of the relevant Phase such consideration to include an assessment of

vegetation for removal, including mature trees, for the presence of nesting birds and roosting bats. Mitigation measures including the use of sensitive timings of works, avoiding the breeding bird season (March-August, inclusive) and, where not possible, pre-works checks by a suitably experienced ecologist will be provided in detail.

(d) Construction works shall only be carried out in a Phase in accordance with an approved CEMP for that Phase.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality, ecology and the amenity of the locality.”

Pursuant to Condition 11 the applicant has provided the following documents: Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing; Construction Surface Water Management Plan (Ref: CSWMP001) dated 01 November 2023 prepared by Hill Group; Construction Environmental Management Plan Fifth Issue (Ref: WIE18513-105-R-6-5-1-CEMP) dated November 2023 prepared by Waterman Infrastructure & Environment Limited; and Detailed Unexploded Ordnance (UXO) Risk Assessment (Ref: DA5244a-00) dated 18 August 2023 prepared by 1st Line Defence Limited.

The information was referred to the Council's Carbon Management team (Pollution), who raised no objection to Condition 11 subject to details of the following being provided as they were required under the wording of the condition but hadn't been provided by the applicant:

- Details of an Unexploded Ordnance Survey.
- A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance).
- Details of any other standard environmental management and control measures to be implemented – in particular specific locations of dust monitors and confirmation of how the dust and particulate monitoring results will be made available to the pollution team for on-going assessment.
- Explicit consideration as to whether any ecological protection measures are required in respect of the relevant Phase such as Mitigation measures including the use of sensitive timings of works, avoiding the breeding bird season (March-August, inclusive) and, where not possible, pre-works checks by a suitably experienced ecologist will be provided in detail.

These were forwarded by the applicant at a later date which were referred to the Pollution Officer, who stated that they had no concerns in so far as contaminated land and air quality considerations are concerned. The submissions include several ecological protection measures to satisfy Condition 11c).

As such, it is considered that adequate details have been submitted to discharge Condition 11 for Phase 1A only. An informative will be placed on any decision notice informing the applicant that details pertaining to remaining phases are still required to be submitted before commencement of works within those phases.

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION

PARTIAL APPROVAL OF DETAILS (PHASE 1A ONLY) RESERVED BY CONDITIONS 10 and 11 ATTACHED TO HGY/2022/1833.

As shown on approved drawings/documents:

Condition 10

- Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing
- Construction Logistics Plan Issue 7.5.2 (Ref: WIE18513.104.R.7.5.2.CLP) dated June 2023 prepared by Waterman Infrastructure & Environment Limited
- Construction Logistics Plan Response Letter (Ref: WIE18513-100-CLP Response) dated 13 November 2023 prepared by Waterman Infrastructure & Environment Limited
- Operational Lift Plan Revision 01 (Ref: Tower Crane Lift Plan St Ann's) dated 11 December 2023 prepared by TCC Ltd
- Risk Assessment General Construction Materials dated 11 December 2023 prepared by TCC Ltd
- Drawing No. ELP.TC1 – TC-1 Erection Lift Plan
- Drawing No. ELP.TC2 – TC-2 Erection Lift Plan
- Drawing No. ELP.TC3 – TC-3 Erection Lift Plan
- Safe System of Work for Safe Erection of Tower Crane (Ref: SSW-2023-392-TC1-E) prepared by London Tower Cranes
- Safe System of Work for Safe Erection of Tower Crane (Ref: SSW-2022-392-TC2-E) prepared by London Tower Cranes
- Safe System of Work for Safe Erection of Tower Crane (Ref: SSW-2022-392-TC3-E) prepared by London Tower Cranes

Condition 11

- Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing
- Construction Surface Water Management Plan (Ref: CSWMP001) dated 01 November 2023 prepared by Hill Group
- Construction Environmental Management Plan Fifth Issue (Ref: WIE18513-105-R-6-5-1-CEMP) dated November 2023 prepared by Waterman Infrastructure & Environment Limited
- Detailed Unexploded Ordnance (UXO) Risk Assessment (Ref: DA5244a-00) dated 18 August 2023 prepared by 1st Line Defence Limited

INFORMATIVES

The applicant is informed that conditions 10 and 11 have only been discharged in part in that they relate to Phase 1A only and that details pertaining to the remaining phases are still required to be submitted before commencement of works within those phases.

Informatives:

INFORMATIVE

The applicant is informed that conditions 10 and 11 have only been discharged in part in that they relate to Phase 1A only and that details pertaining to the remaining phases are still required to be submitted before commencement of works within those phases.