

Officer Report

Application Number:	HGY/2023/1540
Application Type:	Approval of details reserved by a condition
Address:	108, Vale Road, London, N4 1TD
Proposal:	Approval of details pursuant to condition 9 (Construction Environmental Management Plan (CEMP)) attached to planning permission ref. HG Y/2022/0044 dated 9 June 2023.
Case Officer:	Sarah Madondo
Valid Date:	12/06/2023
Applicant:	.
Agent:	Carol Bowditch

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/0044 - Application for full planning permission for a comprehensive redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works

2. CONSULTATION RESPONSE

Transport for London (TfL): No objection

LBH Pollution Team: No Objection.

LBH Transport Team: No objection.

3. ANALYSIS/ASSESSMENT

Condition 9 reads:

Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

a) The CEMP shall include a Construction Logistics Plan (CLP) and a Air Quality & 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 of 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 or 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 a 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 details, in joint arrangement where appropriate.

The development should be carried out in accordance with the approved details. 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 9, the applicant submitted a revised Construction Environment Management Plan dated 11th March 2024 & Dust Monitoring Method Statement by Acoustic Consultants Ltd, dated 7th February 2024 which has been reviewed by transportation officer, Transport for London and the Pollution team and advises that information submitted is sufficient for the purposes of discharging this condition. The details submitted are considered acceptable and in line with the intentions of the condition.

4. RECOMMENDATION

GRANT DISCHARGE

It is therefore considered that sufficient information has been submitted in support of this application to discharge condition 9. The recommendation is therefore one to discharge the condition as sought by this planning application.