



Officer Report

Application Number: HGY/2023/1952
Application Type: Approval of details reserved by a condition
Address: Wood Green Social Club, 3 Stuart Crescent, Wood Green, London, N22 5NJ
Proposal: Approval of details pursuant to conditions 4 (Construction Management Plan) and 5 (Construction Environmental Management Plan) attached to planning permission HGY/2021/2031.
Case Officer: Eunice Huang
Valid Date: 18/10/2023
Applicant: Mr Cramer / Satwick
Agent: Mr Matthew Corcoran

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2031 – Wood Green Social Club, 3 & 4, Stuart Crescent, London, N22 5NJ – Partial demolition of rear extensions and construction of 5 x part two, part three storey mews dwellings. Demolition of three storey front projection, demolition and re-construction of existing top floor of Social Club building and change of use of first floor from Community use to C3 (Residential) with balcony areas and internal re-configuration of existing 5 no. residential units within 3 & 4 Stuart Crescent and creation of an additional 9 no. residential units with associated landscaping works and parking. – Approve with Conditions – 17/06/2022

2. CONSULTATION RESPONSE

LBH Transportation: Highlighted outstanding matters which needed to be addressed before the conditions can be discharged including parking and management of vehicles, site plan, loading and unloading of plant and materials, programme of works, delivery times, vehicle types, boundary hoarding, wheel washing facilities, on-site parking.

LBH Carbon Management Team (Pollution): Highlighted outstanding matters which needed to be addressed before the conditions can be discharged including storage of plant and materials, programme of works, details of plant and machinery, unexploded ordnance survey, waste management strategy, community engagement arrangements, temporary drainage, environmental management, delivery routes and timing, NRMM.

3. ANALYSIS/ASSESSMENT

Condition 4 & 5

Condition 4 & 5 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.

5. 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 an Construction Logistics Plan 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 900 and 1600 to 1800, where possible);*

Assessment

The applicant has submitted a Construction Management and Logistics Plan, Air Quality & Dust Management Plan, Programme of Works and Geo-Site Assessment Report to address the requirements of Condition 4 & 5.

The information has undergone revision to address the outstanding information that was raised by LBH Transportation and Environmental Health, including:

- Travel arrangements of operatives have been outlined – utilising public transport
- A site plan has been submitted showing vehicular access, locations for car parking and turning, and storage of materials.
- Deliveries would take place outside of rush hour.
- The nature of works do not require very large vehicles to enter the site.
- Hoarding and wheel washing facilities are confirmed to be included on site.
- No NRMM will be used, demolition will be done using smaller devices.
- Details of have been provided for unexploded ordnance survey, community consultation, Considerate Contractors Scheme, Waste Management Strategy and surface water construction phase and temporary drainage.

The submitted details are considered satisfactory for the discharge of Condition 4 & 5.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION