



Officer Report

Application Number:	HGY/2024/0755
Application Type:	Approval of details reserved by a condition
Address:	819-829, High Road, London, N17 8ES
Proposal:	Approval of details reserved by Condition 42 (Air Quality and Dust Management Plan) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.
Case Officer:	Philip Elliott
Valid Date:	18/03/2024
Applicant:	Richard Serra
Agent:	Miss Hannah Cox

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/0755

Ward: Bruce Castle

Date received: 18/03/2024

Last amended date: N/A

Drawing number of plans:

Air Quality and Dust Management Plan (AQDMP) Ref: 15013, prepared by WPS Compliance Consulting Ltd., dated 15th February 2024 Version: V3; and Confirmation that the dust and particulate monitoring results will be submitted to the Council's Pollution Team on a monthly basis.

Address: 'Printworks' 819-829, High Road, London, N17 8ES

Proposal: Approval of details reserved by Condition 42 (Air Quality and Dust Management Plan) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.

Applicant: High Road West (Tottenham) Limited

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2023/2306) was granted on 04th March 2024 for: ...the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.

Previously on 31/08/2022 planning permission was granted for ...the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for a residential-led, mixed-use development comprising residential units (C3), flexible commercial, business and service uses (Class E), a cinema (Sui Generis), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to flexible residential (C3), cinema (Sui Generis), and commercial, business and service uses (Class E)

3. CONSULTATION RESPONSE

Carbon Management Team (Pollution)

Having considered the Air Quality and Dust Management Plan (AQDMP) with reference 15013, prepared by WPS Compliance Consulting Ltd., dated 15th February 2024 taking note of Sections 5 (Community Liaison), 6 (General Mitigation Measures), 7 (Classification of Site), 9 (Dust Control Measures) and 10 (Incident Response), we would be happy to recommend the discharge of Condition 42 (Air Quality and Dust Management Plan) attached to approved planning permission HGY/2023/2306 SUBJECT to the applicant addressing the following point(s):

1. While we take note of the proposal to install two automatic air quality monitors at the site during demolition and construction works, we still require confirmation of how the dust and particulate monitoring results will be made available to the Pollution Team for on-going assessment.

4. ANALYSIS/ASSESSMENT

Condition 42 reads as follows:

42) Management and Control of Dust

(a) No development shall commence, save for investigative work, until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to and approved in writing by the Local Planning Authority. The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i) Monitoring locations
- i) Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii) a Dust Risk Assessment.

(b) Demolition and construction works shall only be carried out in accordance with an approved AQDMP.

REASON: To safeguard residential amenity, protect air quality and the amenity of the locality.

Pursuant to Condition 42 the applicant has submitted an Air Quality and Dust Management Plan (AQDMP). The submitted details identify how the proposed works would safeguard residential amenity, protect air quality and the amenity of the locality.

The Carbon Management Team (Pollution) has confirmed that the submitted details are acceptable but they requested confirmation of how the dust and particulate monitoring results will be made available to the Pollution Team for on-going assessment.

The applicant has confirmed that the delivery team (led by Stace) shall arrange for monthly reports to be submitted to the Council's Pollution Team. This process has already been started and will be continued going forward. Therefore, the submitted details are acceptable and can be approved.

5. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 42

As shown on approved drawings/documents:

Air Quality and Dust Management Plan (AQDMP) Ref: 15013, prepared by WPS Compliance Consulting Ltd., dated 15th February 2024 Version: V3; and Confirmation that the dust and particulate monitoring results will be submitted to the Council's Pollution Team on a monthly basis.

INFORMATIVE:

The applicant is informed that monthly reports detailing dust and particulate monitoring results must be submitted to the Council's Pollution Team for continuous evaluation.

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