



Officer Report

Application Number:	HGY/2024/0754
Application Type:	Approval of details reserved by a condition
Address:	819-829, High Road, London, N17 8ES
Proposal:	Approval of details reserved by Condition 41 (Demolition and Construction Environmental 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/2024/0754

Ward: Bruce Castle

Date received: 18/03/2024

Last amended date: N/A

Drawing number of plans:

Demolition and Construction Environmental Management Plan (D&CEMP) authored by WPS Compliance Consulting Ltd dated 7th March 2024 Ref: 15013 Version: V3.

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

Proposal: Approval of details reserved by Condition 41 (Demolition and Construction Environmental 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

Pollution Officer - Carbon Management

Having considered the Demolition & Construction Environmental Management Plan with reference 15013 prepared by WPS Compliance Consulting Ltd. dated 7th March 2024 and taking note of sections "Introduction", "DCEMP Strategy", "Construction Planning", "Vulnerable Receptors", "Additional Surveys" and Appendix A-D, we are happy to recommend the discharge of Condition 41 (Demolition and Construction Environmental Management Plan) attached to approved planning permission HGY/2023/2306.

4. ANALYSIS/ASSESSMENT

Condition 41 reads as follows:

41) Demolition/Construction Environmental Management Plans (PRE-COMMENCEMENT)

(a) No development shall commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority.

(b) No development shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

(c) The DEMP and CEMP shall provide details of how demolition and construction works respectively 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 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 any other standard environmental management and control measures to be implemented.

(d) the CEMP shall also include consideration as to whether any ecological protection measures are required, to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds. 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.

(e) Demolition and construction works shall only be carried out in accordance with an approved DEMP and CEMP.

Pursuant to Condition 41 the applicant has submitted a Demolition & Construction Environmental Management Plan. The submitted details identify how the proposed demolition and construction works would protect air quality.

The submitted D&CEMP satisfies criteria i – x and the Pollution Team find the submitted details acceptable and as the site has very low biodiversity, and does not contain any trees or significant habitats, the overall the ecological impact is negligible. As such the details are acceptable and can be approved.

5. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 41

As shown on approved drawings/documents:

Demolition and Construction Environmental Management Plan (D&CEMP) authored by WPS Compliance Consulting Ltd dated 7th March 2024 Version: V3.