



Officer Report

Application Number: HGY/2024/0896
Application Type: Approval of details reserved by a condition
Address: Stanhope Road Bridge, Stanhope Road, London, N6 5DE
Proposal: Approval of details pursuant to conditions 4 (Construction Management Plan) and 13 (Demolition Environmental Management Plan & Construction Environmental Management Plan) attached to planning permission HGY/2021/2718.
Case Officer: Eunice Huang
Valid Date: 28/03/2024
Applicant: Mrs Sam Neal
Agent: Sam Neal

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Planning permission granted under application reference HGY/2021/2718 for construction of a new footbridge with associated ramp, stepped access, and landscaping, involving demolition of the existing bridge.

2. CONSULTATION RESPONSE

LBH Carbon Management (Pollution):

No objections to the discharge of condition 4 (Construction Management Plan) and 13 (Demolition Environmental Management Plan & Construction Environmental Management Plan) attached to approved planning permission HGY/2021/2718.

LBH Transportation

No objections to the discharge of condition 4 (Construction Management Plan) and 13 (Demolition Environmental Management Plan & Construction Environmental Management Plan) attached to approved planning permission HGY/2021/2718. Revisions to the three documents have been made in consultation with LBH Transportation.

LBH Nature Conservation

No objections to the discharge of condition 13, specifically relating to the Construction Environmental Management Plan (CEMP), which confirms it minimises impact on the local nature reserve. This includes appointing an Ecological Clerk of Works to oversee the project and implementing ecological and arboricultural mitigation as outlined in the CEMP and Ecological Assessment. There is also no objection to the discharge of Condition 4 (Construction Management Plan).

3. ANALYSIS/ASSESSMENT

Condition 4 & 13

Condition 4 reads:

4. The development hereby approved shall not commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include details of the following relevant measures:

I. A description of the demolition and construction programme which identifies activities likely to cause high

levels of noise and disturbance;

II. Site logistics arrangements;

III. Details regarding parking, deliveries, and storage;

IV. Details regarding dust and noise mitigation measures to be deployed;

V. Details of any boundary hoarding;

VI. Details of the hours of works and other measures to mitigate the impact of construction on the amenity

of the area, on users of the Parkland Walk and safety of the highway network, and

VII. Details of a named person for residents to contact.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Condition 13 reads:

13. Demolition/Construction Environmental Management Plans

a. Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst

b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts a and b above:

a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

- b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively 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; 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 Plot;*
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and*
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/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 demolition/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, in joint arrangement where appropriate.*

Assessment

The applicant has submitted a Construction Management Plan in response to requirements of Condition 4, and a Demolition Environmental Management Plan (DEMP) & Construction Environmental Management Plan (CEMP) in response to the requirements of Condition 13. The DEMP/CEMP include a Construction Logistics Plan (CLP) and Air Quality and Dust

Management Plan (AQDMP). The submitted details are to the satisfaction of LBH Transportation and LBH Carbon Management (Pollution). There is also no objection from LBH Nature Conservation in relation to impact on the local nature reserve and ecology.

The submitted details are thus considered satisfactory for the discharge of Condition 4 and 13.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION