



Officer Report

Application Number:	HGY/2024/0528
Application Type:	Approval of details reserved by a condition
Address:	Brunel Walk , London, N15 5HQ
Proposal:	Approval of details pursuant to condition 11 (Plant and Machinery) attached to planning permission HGY/2022/2723
Case Officer:	Valerie Okeiyi
Valid Date:	28/02/2024
Applicant:	Mr Matt Adcock
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Redevelopment of Brunel Walk to provide 45 new Council rent homes in four buildings ranging from 3 to 4-storeys high including 39 apartments and 6 maisonettes. Provision of associated amenity and play space, cycle and refuse/recycling stores and 4 wheelchair parking spaces. Reconfiguration and enhancement of existing parking areas and outdoor communal areas and play spaces on the Turner Avenue Estate

2. CONSULTATION RESPONSE

Internal

Pollution Officer comments dated 16 April 2024:

Having considered the relevant applicant submitted information including Draft Air Quality and Dust Management Plan prepared by Aval Consultating Group Ltd, dated 30th January 2024, taking note of sections 2 (Air Quality Dust Risk Assessment), 3 (PM10 and NOx Emission Mitigation Measures), 4 (Daily Dust Monitoring) and 5 (NRMM Emissions); "NRMM Evidence" document confirming Construction and Logistics Plan prepared by Selsdon Building Contractors Ltd and Construction Phase Plan prepared by Selsdon Building Contractors Ltd, we would be happy to recommend the discharge of Condition 11 (Plant and Machinery) attached to approved planning permission HGY/2022/2723 SUBJECT to the applicant addressing the following point(s):

1. The applicant submitted Construction Phase Plan prepared by Selsdon Building Contractors Ltd makes reference to Appendix 1 for details of plant and machinery to be used during demolition/construction works. However this appears to have been omitted from the report. Therefore could this please be submitted for review.

2. While we take note of Site Registration the applicant is reminded of the wording of the condition which states that “No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.” Therefore we would need to see proof of plant registration before any commencement of works on site.

Pollution Officer comments dated 23 October 2024

Having considered the applicant correspondence, received 4th October 2024, we are happy to recommend the discharge of Condition 11 (Plant and Machinery) attached to approved planning permission HGY/2022/2723

3. ANALYSIS/ASSESSMENT

Condition 11 (Plant and Machinery) reads:

a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion

Officers have reviewed the applicant’s submitted NRMM plant information and is satisfied to recommend the discharge of Condition 11 (Plant and Machinery).

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 11

INFORMATIVE:

The Applicant is informed that part (b) of Condition 11 requires that an inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Informatives:

The Applicant is informed that part (b) of Condition 11 requires that an inventory of all

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