



Outlook

Re: Planning Application HGY/2024/3115 at 12 Canning Crescent, Wood Green, London, N22 5SR

From Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>**Date** Wed 18/12/2024 14:45**To** Edward Ritchie <Edward.Ritchie@haringey.gov.uk>

Hi Edwars

Thank for your comments. The comments noted.

Regards

Kwaku

From: Edward Ritchie <Edward.Ritchie@haringey.gov.uk>**Sent:** 18 December 2024 13:56**To:** Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>**Cc:** Pollution <Pollution@haringey.gov.uk>**Subject:** RE: Planning Application HGY/2024/3115 at 12 Canning Crescent, Wood Green, London, N22 5SR

Hi Kwaku,

Apologies. Just wanted to follow up on this. Just noticed an error with Condition 4 below. This should read

"Management and Control of Dust"

No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The works shall be carried out in accordance with the approved details thereafter.

Reason: To Comply with Policy 7.14 of the London Plan and GLA SPG Dust and Emissions Control (2014)."

Again, my apologies.

Kind Regards,

Edward Ritchie

Pollution OfficerCarbon Management, Environment and Resident Experience, Haringey Council
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From: Edward Ritchie

Sent: 19 November 2024 11:10

To: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

Cc: Pollution <Pollution@haringey.gov.uk>; Planning Support <PlanningSupport@haringey.gov.uk>

Subject: Planning Application HGY/2024/3115 at 12 Canning Crescent, Wood Green, London, N22 5SR

Dear Kwaku,

Re: Planning Application HGY/2024/3115 at 12 Canning Crescent, Wood Green, London, N22 5SR

Thank you for contacting the Carbon Management Team (Pollution) regarding the above application for the demolition of existing dwelling and redevelopment of the site to provide 9 self contained flats. (Amendments to the approved application (HGY/2023/1337) at 12 Canning Crescent, Wood Green, London, N22 5SR and I would like to comment as it relates to this service as follows.

Having considered the original approved planning application, It appears that the Pollution Team was not consulted on matters relating to contaminated land and air quality. Therefore, having considered the applicant submitted information including; Planning Statement; Design and Access Statement prepared by Aygul Boyraz Architecture Ltd., dated November 2024 along with Existing and Approved plans, **please be advised that we have no objections to the proposed development in respect to air quality and land contamination but the following planning conditions and informative are recommended should planning permission be granted.**

1. Land Contamination

Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until the desktop study has been approved in writing by the Local Planning Authority.
- b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site, using information obtained from the desktop study and Conceptual Model. The investigation must be comprehensive enough to enable: an updated risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement Detailing the remediation requirements. The updated risk assessment and refined Conceptual Model along with the site investigation report, shall be submitted and approved in writing by the Local Planning Authority.
- c. If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements and any post remedial monitoring, using the information obtained from the site investigation, shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. The remediation strategy shall then be implemented as approved.
- d. Before the development is occupied and where remediation is required, a verification report demonstrating that all works detailed in the remediation method statement have been completed shall be submitted to and approved in writing by the Local Planning Authority.

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

2. Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

3. **NRMM**

- a. Prior to the commencement of the development, evidence of site registration at <http://nrmm.london/> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority.
- b. Evidence that all plant and machinery to be used during the demolition and construction phases of the development shall meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted to the Local Planning Authority.
- c. During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

4. **Management and Control of Dust**

While we take note of the Dust Management Plan outlined in Air Quality Assessment prepared by XCO2, dated September 2024, no works shall be carried out on the site until the specific locations of PM10 dust monitors and how these results will be made available to the Pollution for ongoing assessment has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

Reasons: To Comply with Policy 7.14 of the London Plan and GLA SPG Dust and Emissions Control (2014).

5. **Considerate Constructors Scheme**

Prior to the commencement of any works the site or Contractor Company must register with the Considerate Constructors Scheme. Proof of registration must be submitted to and approved in writing by the Local Planning Authority. Registration shall be maintained throughout construction.

Reason: To Comply with Policy 7.14 of the London Plan.

Informative:

1. Prior to refurbishment or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

I hope the above clarifies our position on the submitted application? Otherwise, feel free to revert back to us should you have any further query in respect of the application quoting M3 reference number WK/616246.

Kind Regards,

Edward Ritchie

Pollution Officer

Carbon Management, Environment and Resident Experience, Haringey Council
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