

From: [Edward Ritchie](#)
To: [Kwaku Bossman-Gyamera](#)
Cc: [Pollution](#); [Planning Support](#)
Subject: Planning Application HGY/2025/0363 at Warwick Evans Optical Co Ltd, 22 Palace Road, Wood Green, London, N11 2PS
Date: 25 March 2025 09:48:53

Dear Kwaku,

Re: Planning Application HGY/2025/0363 at Warwick Evans Optical Co Ltd, 22 Palace Road, Wood Green, London, N11 2PS

Thank you for contacting the Carbon Management Team (Pollution) regarding the above application for the redevelopment of the site, including partial demolition and conversion, to provide a three-storey rear extension and addition of a second storey to the existing building, to create five self contained flats at Warwick Evans Optical Co Ltd, 22 Palace Road, Wood Green, London, N11 2PS and I would like to comment as it relates to matters of this service as follows.

Having considered the relevant applicant submitted information including; Phase 1 Desk Study with reference 24/12978/GO Rev 1 prepared by Albury S.I. Ltd., dated September 2024 and taken note of section 2 (The Site), 3 (Site History), 4 (Geology), 5 (Environmental Setting), 6 (Site Reconnaissance), 7 (Preliminary Risk Assessment); Energy & Sustainability Statement prepared by Integration Consultancy Ltd., dated 29 January 2025, taking note of the proposal to install heat pumps and solar PV; **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. 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.

2. 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 IV 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

3. **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.

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

4. **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.

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/622946.

Kind Regards,

Edward Ritchie

Pollution Officer

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