

06 April 2023
Delivered via Planning Portal (PP- 12011104)

Josh Lawlor
Camden Council
Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Josh,

CENTRAL SOMERS TOWN COVERING LAND AT POLYGON ROAD OPEN SPACE EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE

CONDITION DISCHARGE APPLICATION (REF. 2022/2855/P) – CONDITION 88 (CMP PLOT 5 AND 6)

On behalf of our client, London Borough of Camden Community Investment Programme Team (CIP Team) (hereafter: “the Applicant”), please find enclosed an application for the full discharge of Condition 88 of Planning Permission ref. 2022/2855/P (dated 24 November 2022) for the following proposed development:

“Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing – Plot 5), Condition 27 (Obscure Glazing – Plot 6) and Condition 82 (Cycle Parking – Public Open Space) of Ref. 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations.”

The submission covers the following condition:

Condition 88

“Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

Brownlow Yard
12 Roger Street
London
WC1N 2JU

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans."

In accordance with the requirements of Condition 88, a submission pack has been prepared that provides a substantive Construction Management Plan that addresses the above. The submitted details (including a Vibration Assessment and Dust Risk Assessment and Management Plan) provide information regarding the manner of which construction will be undertaken on site, with supporting plans showing swept path analysis that presents vehicle movement across the plot(s). For the avoidance of doubt, the Dust Risk Assessment and Management Plan provides an assessment of air quality standards via the Air Quality Standards Regulations 2010, confirming that relevant monitoring and reporting will take place regularly to ensure that the requirements of the Air Quality Management Area are met.

Ultimately, the submitted details ensure that environmental impacts from the construction of the proposed impacts do not give rise to significant adverse effects on health and quality of life, and demonstrate the implementation of best practice and compliance with the relevant legal and contractual requirements. It is therefore considered that the submitted Construction Management Plan is sufficient to fully discharge Condition 88.

Submission

I hereby provide the following as part of the application:

- Application Form;
- 001-4 Rev 01_CST - Proposed Hoarding, prepared by Morgan Sindall;
- 5104-KMG-ZZ-ZZ-DR-C-0301 - Location Plan, prepared by KMG Design and Engineering;
- 5104-KMG-ZZ-ZZ-DR-C-0303 Artic Swept Path, prepared by KMG Design and Engineering;
- 5104-KMG-ZZ-ZZ-DR-C-SK01 - Refuse North Access, prepared by KMG Design and Engineering;
- 5104-KMG-ZZ-ZZ-DR-C-SK02 - Refuse South Access, prepared by KMG Design and Engineering;
- 445096-01 (00) RSK - Dust Risk Assessment & Management Plan, prepared by RSK Environment;
- 2061525-RSKA-TN-01(01) - Vibration Assessment Technical Note, prepared by RSK Acoustics;

- Addendum to CMR Plots 5 & 6 - CMP Working Framework, prepared by Morgan Sindall;
- Completed CMP CST Pro Forma, prepared by Morgan Sindall;
- CST – Construction Programme, prepared by Morgan Sindall;
- Indicative Delivery route; prepared by Morgan Sindall
- Logistics Supporting Information – prepared by Morgan Sindall ;
- Site Overlay Demolition Route, prepared by Morgan Sindall; and
- SMT-FLOH-XX-XX-DR-SW-40-0002_T01 - Mechanical and Electrical Engineering Services Proposed External Services Layout, prepared by FLOH.

[REDACTED]

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or my colleague, Oliver Jefferson [REDACTED] at this office.

Yours sincerely,

[REDACTED]

Jordan Bishop
Assistant Planner

[REDACTED]