

Planning statement

Land Adjacent 9
Fisher Street, Canning Town
London
E16 4DS

Date: 1st December 2023

Prepared on behalf of



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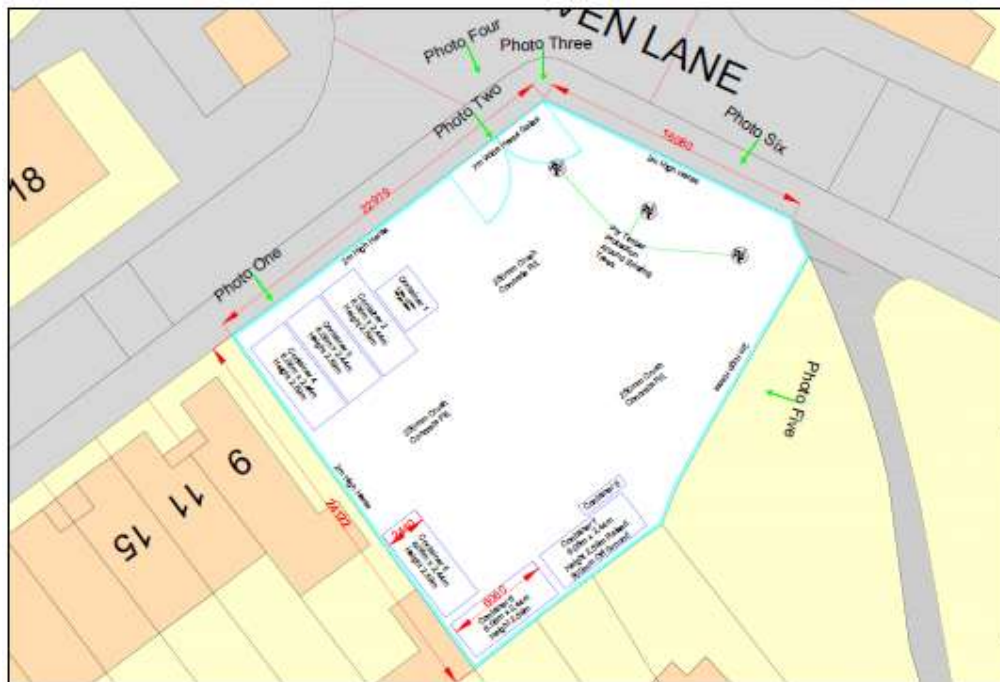
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1: Introduction

- This planning statement has been prepared by the HMC Consultants on behalf of London Borough of Newham (the applicant).
- Retrospective planning application for temporary site setup compound 7 x site containers to stay in place until December 2024.

2: Site description



- The land is currently green open space.
- The land has become a temporary site set up is approx. 575 Sqm in size.
- A site location plan with the application marked in red accompanies the planning application.

- The site is surrounded by housing estate and adjacent Newhaven Lane and Fisher Street Junction
- The site compound is highly accessible from Fisher Street
- There is no known heritage or listed building restrictions to the site.
- There is no planning history to the site and remains open space

3: Proposed temporary use of site

- This is a retrospective planning application for the temporary site setup compound of 7 x site containers - which will stay in place until December 2024. The site compound is serving re-roofing works that are currently taking place across Newham's housing stock.
- The total height of the containers is 2.6m in height and 1 being 3.1m in height
- All foul water is collected within bunded containers that are emptied weekly (contained under 3.1m high container).
- All surface water runoff from the containers is dissipated into the green open space.
- The land with the site compound will be covered with a temporary 250mm crushed concrete (to maintain water being dissipated). The site / landscaping will be returned to its former use on completion of the works.

4: Planning policy

- We have sought no previous pre-application advice and this approval is sought under a retrospective planning application

5: Conclusion & Benefits

- The site compound is aiding the current Newham housing stock roof replacement program. The centralised location will allow single deliveries to the compound with easy access deliveries being made to the properties being worked upon. This process will reduce the transport deliveries required and in turn the Carbon offset.