

London Borough of Newham
Planning Department

15 December 2023

AM/jl/SM/20402/Planning

Dear Sir/Madam

Newham College Y Block: Application to Partially Discharge Conditions 3, 4 and 5 in relation to Full Permission (23/00693/FUL)

AA Projects has been instructed by Newham College, to apply to discharge Condition 3, 4 and 5 that were attached to the planning permission granted for the demolition of the existing Y-Block and replacement with a new three storey building comprising of 1,690sqm (GIFA) of teaching and learning facilities (Use Class F.1(a) and associated ancillary works including landscaping and cycling parking (23/00693/FUL).

A Construction Logistics and Management Plan has been prepared by 777 Demolition to provide the necessary details required by Conditions 3, 4 and 5. This one document has been designed to incorporate the details required by each condition for the demolition phase only. Therefore, the application submitted is for a partial discharge of the relevant conditions. The remaining details will be provided by the main construction contractor once they have been appointed by the College.

1.0 Condition 3 (Demolition and Construction Logistics Plan)

Condition 3 requires that:

- A. No works shall commence on site unless and until a Demolition Logistics Plan has been submitted to and approved by the Local Planning Authority. The Demolition Logistics Plan shall include all matters identified in Part C of this condition.

B. No works shall commence on the construction phase (including bringing materials to the site) unless and until a Construction Logistics Plan has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall include all matters identified in Part C of this condition.

C. Both the Demolition Logistics Plan and Construction Logistics Plan (as set out in Parts A and B) shall include:

- A survey of the existing conditions of adjacent public highways
- An assessment of the cumulative impacts of demolition and construction traffic;
- Details of the likely volume of demolition and construction trips and any mitigation measures;
- Site access and exit arrangements including wheel washing facilities and sweep-paths where required;
- Vehicular routes, booking systems and an assessment for the scope of consolidating loads to reduce generated road trips;
- Proposed temporary access and parking suspensions and any temporary access and parking solutions required.
- Site compound arrangements including arrival of vehicles, parking, loading, storage and waste arrangements
- Methods for of protection of adjacent highway infrastructure
- An assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, dust, smoke, road cleaning, odour control) accompanied by mitigation measures addressing all matters relevant to this particular site.
- Works shall be carried out in accordance with the approved Demolition and Construction Management Plan..

A Construction Logistics and Management Plan (CLMP) has been prepared by 777 Demolition, the demolition contractor appointed by Newham College. This sets out the proposed response to Part A and C of this condition in relation to the demolition phase of the works only. The main contractor will prepare and submit the details for the main construction phase in due course.

2.0 Condition 4 (Construction / Demolition Management Plan)

Condition 4 requires that:

A. No works shall commence on site unless and until a Demolition Management Plan has been submitted to and approved by the Local Planning Authority. The Demolition Management Plan shall include all matters identified in Part C of this condition.

B. No works shall commence on the construction phase (including bringing materials to the site) unless and until a Construction Management Plan has been submitted to and approved by the Local Planning Authority. The Construction Management Plan shall include all matters identified in Part C of this condition.

The demolition management plan and construction management plan shall have regard to the LBN/GLA Construction Code of Practice see <https://www.london.gov.uk/what-wedo/planning/implementing-londonplan/london-plan-guidance-and-spgs/control-dust-and>. The Construction Management Plan shall include details of:

C. Both the Demolition Management Plan and the Construction Management Plan shall include:

- air pollution control measures compliant with the GLA SPG on 'The Control of Dust and Emissions During Construction and Demolition'. Specifically:
 - an air quality and dust risk assessment
 - an 'air quality and dust management plan'
 - monitoring proposals
 - Non-road mobile machinery emissions including registration of the site at the GLA web site: <https://www.london.gov.uk/what-wedo/environment/pollution-and-air-quality/nrmm>
 - an assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, vibration, dust, smoke, odour control) accompanied by mitigation measures addressing all matters relevant to this site.
 - For the control of noise, reference shall be had to BS 5228 'Code of practice for noise and vibration control on construction and open sites'
 - Hours of work on the site shall be 08:00-18:00 Monday to Friday; 08:00-13:00 Saturday and at no time on Sundays or Public Holidays.
 - Community liaison to give clear information to residents and others in advance in writing

about potential disturbances/disruptions from i.e. noise, dust, or disruption of traffic, incidents, etc..

The CLMP prepared by 777 Demolition includes the proposed response to Part A and C of this condition in relation to the demolition phase of the works only. The main contractor will prepare and submit the details for the main construction phase in due course.

3.0 Condition 5 (Unexploded Ordnance)

Condition 5 requires that:

No works shall be carried out on the site unless and until an Unexploded Ordnance (UXO) site safety and emergency procedures plan for the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the approved UXO site safety and emergency procedures plan.

UXO Safety Induction Training/Site Safety Awareness Briefings should be provided to everyone working at or visiting the site. The training should be commensurate with the individual's responsibilities and duties on the site. The training should be provided by a qualified Explosive Ordnance Disposal Engineer and delivered as a separate module of the Site Safety Induction Course.

The demolition phase of the proposed works includes very limited intrusive works. However, the CLMP prepared by 777 Demolition includes the proposed response to managing the risks associated with potential UXO at the site. This is submitted to partially discharge this condition in relation to the demolition phase of the works. For the avoidance of doubt we would be happy to accept a condition on the partial discharge of this condition requiring confirmation of the proposed approach for the construction phase. This will be submitted in due course by the main construction contractor.

4.0 Application Details

This application is being made to partially discharge condition 3, 4 and 5. The application is supported by this covering letter and the Construction and Logistics & Management Plan prepared by 777 Demolition (rv1.04 5th December 2023).

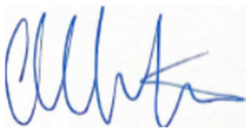
5.0 Conclusions

This application provides the details to meet the requirements for the demolition phase of the project only. DfE funding is critical to the delivery of the project and DfE officers are scrutinising the progress of the project through the planning process. Dealing with the pre-commencement conditions to enable the works to commence is considered a critical milestone to demonstrate and provide confidence to the DfE that the grant funding can be drawn down to meet their spending commitments.

For this reason we are requesting the Council's support to review and process this application as quickly as possible. The Demolition Contractor has prepared the CLMP to respond to the details requested by the conditions for the demolition phase of the project. For this reason we respectfully request the Council to partially discharge Condition 3,4 and 5.

Yours faithfully

For AA Projects Ltd



Angus Martin MRTPI
Divisional Director