



Nathaniel Lichfield and Partners

Planning Design Economics

TOWN & COUNTRY PLANNING ACT 1990

**DRAFT PLANNING CONDITIONS
PROPOSED BY
THE LONDON BOROUGH OF HARINGEY
[including Rule 6(6) contributions]**

APPELLANT: LONDON CONCRETE LTD

**SITE ADDRESS: FERME PARK DEPOT,
CRANFORD WAY, LONDON, N8 9DG**

INCLUDING COMMENTS OF APPELLANT
Post Inquiry LPA Final Version 20.03.06

Proposal: The erection of a concrete
batching plant with associated
hoppers, conveyors and ancillary
facilities

Planning Inspectorate ref.:

20 March 2006

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Draft Conditions

Time limit

1. The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

Strict accordance

2. The proposed development shall be carried out and completed in all respects in accordance with the proposals contained in the application and any plan or drawing submitted with the application or subsequently submitted and approved by the Local Planning Authority in compliance with any condition herein contained before any of the building(s) hereby permitted are occupied or the use of the batching plant commences.

Maximum number of vehicles

3. Other than in types of emergency situations which have been approved prior to the commencement of the development by the Local Planning Authority, a maximum of 5 operational mixer trucks shall be based at or operate from the concrete batching plant site on any one day. Details of the five vehicles operating from the site (including vehicle registration numbers) shall be provided in writing to the Local Planning Authority prior to the commencement of the use. Any changes in these details shall be notified in writing to the Local Planning Authority within 14 days.

Restrictions on Commencement

Operation after Rail Facility Constructed

4. The use of the site for the manufacture of concrete shall not begin until the rail unloading building, the storage bays and conveyors, and the settlement ponds have been constructed in accordance with details to be submitted to and approved by the Local Planning Authority. Thereafter the facilities shall be retained and permanently maintained.

Details to be submitted

5. Prior to the commencement of development details of the unloading facilities for materials from the railway wagons (including measures to control noise and dust) shall be submitted to and approved in writing by the Local Planning Authority and all works shall take place in accordance with the details approved and thereafter permanently retained and maintained.

Materials

6. Full details of the materials, colour and texture of the external finish of the concrete batching plant, the office/mess room building, the storage building and the unloading shed shall be submitted to and approved in writing by the Local Planning Authority before development commences and the development shall be constructed in accordance with the approved finishes.

Hard-surfacing

7. The parking, servicing, manoeuvring and plant working areas shown on drawing 2416/20 Rev C shall be surfaced with tar-macadam or concrete and drained in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the development is occupied for the purpose hereby permitted. The respective areas shall be kept free from obstruction at all times, and shall not thereafter be used for any purposes other than those shown on the approved drawing.

Vehicle Cleaning

8. Construction of the plant shall not commence until details of the washdown areas, and methods for cleaning out the concrete mixer trucks have been submitted to and approved in writing by the Local Planning Authority; the details approved shall be implemented before the use of the site for the manufacture of concrete commences and shall remain available and operational for the duration of the use; washing down and washing out of lorries shall not take place outside the washdown areas.
- 8(i) Upon commencement of operations there shall be a 3 month trial period within which the LPA shall consider whether in its view there is a requirement for a wheel wash/spray bar. At the end of such period the developer shall provide a wheel wash/spray bar, but only if so required by the LPA. The requirement to provide a wheel wash/spray bar shall thereon be open to review anytime during the period of 2 years following commencement of operations at the request of the LPA. If following such a review during the said period the LPA shall require the installation of a wheel wash/spray bar the developer shall provide this within 3 months of notification by the LPA.
- 8(ii) No breaking out of hardened concrete inside truck mixer drums shall take place on the site.

Means of Enclosure

9. Before the development hereby permitted is brought into use details of means of enclosure for the boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be erected in accordance with the approved details prior to the use of the batching plant commencing and be permanently retained.

Landscaping

10. Before the development hereby permitted is brought into use details of measures to protect trees and vegetation within and adjoining the site shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out in

accordance with the approved details and retained for the duration of the construction period.

11. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping shall include surface materials, structures (e.g. refuse bins, signs, lighting, etc), communications cables, pipelines (indicating lines and manholes), etc. Soft landscaping shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, an implementation programme and a landscape management plan. The hard and soft landscaping shall be carried out in accordance with the approved plans prior to the use of the batching plant commencing and thereafter permanently maintained and retained.

Levels

12. Before the development hereby permitted is brought into use details of the levels of buildings, roads, parking areas and pathways within the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall then be constructed in accordance with the approved details.

Noise Constraints

13. All plant and machinery shall be enclosed and soundproofed in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority. Such sound insulation shall be provided before the plant and machinery is brought into use and thereafter permanently retained.

LPA's SUGGESTED CONDITION 14:

14. The rating level of noise emitted from the site shall not exceed the existing background noise levels in the area, determined to be $L_{A90, 1 \text{ hour}} = 42 \text{ dB}$ at Chettle Court and Uplands Road and $L_{A90, 1 \text{ hour}} = 49 \text{ dB}$ at Wightman Road. The determination of rating level and background noise level shall be made according to BS4142: 1997.

APPELLANTS SUGGESTED CONDITION 14:

- 14(i) The level of noise emitted from the site shall not exceed $LA_{eq} 1hr = 42 \text{ dB}$ at Chettle Court and Uplands Road properties and $LA_{eq} 1 \text{ hr} = 49 \text{ dB}$ at Wightman Road properties, at any time. Measurements shall be made in free-field in accordance with the provisions of BS 7445.

or

- 14(ii) The rating level of noise emitted from the site shall not exceed the existing background noise levels in the area, determined to be $LA_{90} = 42 \text{ dB}$ at Chettle Court and Uplands Road, and $LA_{90} = 49 \text{ dB}$ at Wightman Road, by more than 5 dB. The measurements shall be made in accordance to the provisions of BS4142:1997.

If the Inspector is minded to recommend condition 14(ii) the LPA suggest that the wording should state "...shall not exceed the existing background noise levels...by more than 4 dB..." to reflect the evidence given by Sharps Redmore on behalf of the appellant.

15. Vehicles operating within the site and vehicles supplying the plant with materials, shall have 'white noise' reversing sounders fitted and these shall be used at all times whilst the plant is operational.
16. An audible over-fill alarm of the 'white noise' type shall be fitted and used for the batching plant cement silo and shall thereafter be permanently retained.
17. The use of the plant for the manufacture of concrete shall not begin until details of an acoustic wall to be built between the batching plant and Chettle Court (location as shown on drawing 2416/20 Rev C), have been submitted to and approved in writing by the Local Planning Authority. The acoustic wall shall be built in accordance with the approved details and shall thereafter be maintained and permanently retained.
18. No broadcasting or amplifying equipment shall be installed or used outside of the site offices.

Dust Controls

19. Details of measures to control and contain dust within the application site boundary (including dust from the aggregate unloading shed, storage building, batching plant, washdown areas and dry out areas) shall be submitted to and approved in writing by the Local Planning Authority before the plant hereby approved is brought into operation. The approved measures shall be implemented prior to the commencement of the use and thereafter maintained in accordance with the approved details.
20. All conveyor systems outside the plant buildings and any new or replacement plant shall be fully covered in accordance with details approved in writing by the Local Planning Authority, and shall thereafter be maintained and permanently retained.
21. Vehicles leaving the site with waste materials from the dry out areas/settlement ponds shall be covered.
22. Dry batching shall only take place when the mixing pan is being maintained, repaired, or cleaned or has broken down. The mixing pan will be brought back into use as soon as reasonably practical.

Transport of Materials

23. All aggregates (including sand) shall only be transported to the site by rail, and not by any other means of transport (including by road) without prior written approval of the Local Planning Authority.
24. The unloading shed on the operational railway land shall be used only in connection with the delivery of materials to the proposed batching plant and for no other purpose.
25. There shall be no more than an average of four deliveries of aggregate (including sand), associated with the use permitted, per week to provide a maximum of 4050 tonnes of

aggregate per week. (The average number of deliveries is to be taken over a one month period). Unloading of the railway wagons in association with the use permitted shall only occur within the unloading shed and shall take place only within the agreed operating hours as set out at Condition 39. Records of train delivery tonnages of aggregate shall be kept and made available for inspection by the Local Planning Authority at the site office and a copy of these records shall be maintained for up to one year and made available to the Local Planning Authority within five working days of such records being requested

26. No development shall take place until details of a traffic control/management system for pedestrian and vehicular access has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented and permanently retained.
27. There shall be no more than an average of 50 concrete mixer lorry movements per day to and from the site (i.e. 25 in and 25 out) on a five day average (Monday – Friday) with a maximum of 60 concrete lorry movements (i.e. 30 in and 30 out) on any one day (Monday to Friday) or 30 movements (i.e. 15 in and 15 out) on a Saturday. (The average shall be taken over the five days [Monday – Friday] in any one week).
28. There shall be no more than an average of six private concrete vehicle movements to and from the site (i.e. 3 in and 3 out) on a six day average (Monday – Saturday) with a maximum of 10 private concrete vehicle movements (i.e. 5 in and 5 out) on any one day (Monday – Saturday). (The average shall be taken over the six days [Monday – Saturday] in any one week).
29. There shall be no more than an average of three deliveries of cement (including cement replacement products such as pulverised fuel ash) by road per day to the site (on a six day average [Monday – Saturday]) with a maximum of four deliveries in any one day (Monday – Friday) or two deliveries on a Saturday. (The average number of deliveries to be taken over the six days [Monday – Saturday] in any one week).
30. Records of HGV movements (including private concrete vehicles) to and from the site (including the vehicle's registration, operating company's identity and time/date of movement), shall be available for inspection by the Local Planning Authority at the site office and a copy of these records shall be maintained for up to one year and made available to the Local Planning Authority within five working days of such records being requested.
31. Before the development hereby permitted is brought into use details of vehicle routing measures to prohibit the use of the 'western loop' of Cranford Way by HGVs to and from the site shall be submitted to and approved by the Local Planning Authority. Such measures shall be implemented prior to the commencement of the use of the batching plant and shall be regularly monitored and assessed, with access being provided for the Local Planning Authority to the records upon request.

Use

32. The use hereby permitted shall not include any aggregate crushing or concrete recycling and no such activity shall take place on the site.

33. No raw materials, finished or unfinished products, crates, packing materials or parts thereof or waste or any other materials shall be stacked or stored on the site except within the buildings or storage areas hereby approved or such other areas as shall have been approved in writing by the Local Planning Authority.

Type of Batching Plant

34. The concrete batching plant to be erected on the appeal site shall be a Lanton Park LP2000 concrete batching plant or such other plant as shall be agreed in writing by the Local Planning Authority.

Fans, Louvers, Ducts, etc

35. No fans, louvers, ducts or any other external plant other than those shown on the drawings hereby approved shall be installed without prior written approval of the Local Planning Authority.

External Lighting

36. No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Parking Areas

37. The vehicle parking bays, shown on drawing 2416/20 Rev C shall only be used for vehicle parking and for no other purpose without the prior written consent of the Local Planning Authority;

Office/Mess Room

38. The office and mess room accommodation shall be used only for those purposes which shall be ancillary to the operation of the concrete batching plant.

Hours

39. No machinery shall be operated, no process shall be carried out, including the manufacture of concrete or the maintenance of plant, vehicles or equipment, and no deliveries taken at or despatched from the site outside the hours of 0700 to 19.00 on Mondays to Fridays and 0700 to 1300 on Saturdays, nor at any time on Sundays, Bank or Public Holidays.
40. Site and building works required to implement the development shall only be carried out between the hours of 08.00 and 18.00 Mondays to Fridays, and between 08.00 and 13.00 on Saturdays. No such works shall be undertaken on Sundays, Bank or Public Holidays.

Surface Water Drainage

41. No development approved by this permission shall be occupied or brought into use until a scheme for the future maintenance of the surface water system, particularly the

settlement pits indicated on drawing no: 2416/20 Rev C, has been submitted to and approved in writing by the Local Planning Authority.

42. The construction of the surface and foul water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences. The surface and foul water drainage system shall thereafter be permanently retained.
43. No soaks-away shall be constructed in contaminated ground.