

Our Ref: vw/0305  
Your Ref:  
E-mail: vwalsh@firstplan.co.uk  
Date: 2<sup>nd</sup> December, 2004

The Planning Inspectorate  
Customer Support Unit  
Room 3/15 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay, Bristol  
BS1 6PN

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990**  
**APPEAL BY LONDON CONCRETE LTD**  
**FERME PARK DEPOT, CRANFORD WAY, HORNSEY**


We are instructed by our client, London Concrete Ltd, to submit the enclosed appeal against the failure of Haringey Borough Council to determine an application for permission for the erection of a concrete batching plant with associated hoppers, conveyor and ancillary facilities at the above site, within an agreed extended time period to the statutory period for determination.

I enclose a copy of the appeal forms and a completed Certificate C, and a copy of the public notice in this respect. In addition, a full list of all the relevant documents, plans and correspondence, submitted to the LPA, has been provided.

I confirm that a copy of this letter, appeal forms, and document list, has been sent direct to the LPA.

We look forward to receiving your confirmation that the appeal has been duly lodged. In the meantime, however, please do not hesitate to get in contact should you require any further information or clarification of the enclosed.

Yours faithfully

  
VILNA WALSH  
Director

Enc.

cc. David Payton (Case Officer)

Haringey Borough Council

**Our Ref:** vw/0304  
**Your Ref:**  
**E-mail:** vwalsh@firstplan.co.uk  
**Date:** 2<sup>nd</sup> December, 2004

AG 740934  
£1980.00 CHQ

Chief Planning Officer  
Planning and Environmental Control Service  
Haringey Borough Council  
639 High Road, Tottenham  
London N17 8DB

**For attention of: David Payton**

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990**  
**APPLICATION BY LONDON CONCRETE LTD**  
**FERME PARK DEPOT, CRANFORD WAY, HORNSEY**

We are instructed by our client, London Concrete Ltd, to submit the enclosed planning application in respect of the above site. This submission comprises a duplicate application to application ref HGY/2004/1265, which we have today appealed on grounds of non-determination.

To clarify, the principal reason for lodging the appeal in respect of the current application is on the basis of the significant delays being experienced in terms of the Planning Inspectorate processing appeals. We have been advised that the period between an appeal start date and the Inquiry being heard is currently running at between 12-15 months. Notwithstanding the fact that we have lodged the appeal, we are still very keen to continue discussing our proposals with you and as such we have taken the opportunity to lodge this duplicate application so that it can form the basis for further discussion.

**The Planning Application**

The application proposes the erection of a concrete batching plant with associated hoppers, conveyors and ancillary facilities. In addition to this covering letter the following documents, which were all submitted as part of the previous application, comprise the duplicate application:

- i) Four copies of the completed application forms
- ii) Certificate C Landownership Certificate
- iii) Four copies of Site Location Plan Reference: FP/01
- iv) Four copies of Site Layout and Elevations Plan Reference 2416/01 Rev E
- v) Four copies Planning Statement, produced by Firstplan Ltd
- vi) Four copies Transport Assessment, produced by Bellamy Roberts

- vii) Four copies of Airborne Dust Assessment, produced by Smith Grant
- viii) Four copies of Environmental Noise Assessment, produced by Sharps Redmore Partnership
- ix) Four copies of Ecological Appraisal, produced by Cresswell Associates.
- x) Four copies of Letter dated 30<sup>th</sup> July, 2004 from Bellamy Roberts to Firstplan Ltd, and enclosures providing additional information on junction capacity.

In addition, four copies of an un-referenced document showing a photo view of the site as existing and a photomontage of the proposed batching plant, has also been provided.

During the course of the previous application we were asked to provide the previous case officer with a copy of the committee report and decision notice for the London Concrete batching Plant at Wembley. For completeness we thus enclose four copies of these two documents.

The photographs, Wembley Committee Report and Wembley Decision Notice are submitted for information purposes only and do not comprise part of the formal application submission.

A cheque for the sum of £1,980 has been enclosed in respect of the requisite planning application fee.

### Screening Direction

As you will recall, we sought a screening direction from the Government Office for London in respect of the previous application. The Screening Direction, dated 28<sup>th</sup> April, 2004, confirmed that the proposal was not 'EIA development' within the meaning of the 1999 Regulations, and that as such the planning application could proceed without submission of an environmental statement.

The current application is identical to that previously submitted and as such in accordance with the Screening Direction previously issued does not need to be accompanied by an environmental statement. For the avoidance of doubt, however, we have enclosed 4 copies of the Screening Direction together with the application documentation.

### Planning Considerations

The relevant planning issues raised by this type of application have been fully addressed in the accompanying planning statement and other reports. It is important, however, to re-emphasise that London Concrete Ltd, as a company, are committed to supplying their concrete batching plants by sustainable means. In London this means by supplying the plants by rail importation. That is the basis on which this planning application for a rail served facility is being made.

The benefit of utilising the railway to import aggregates will result in a significant reduction of HGV movements in this part of London. Currently there are no concrete batching plants in the borough, so the Haringey market is served by plants which, of necessity, involve HGV movements into the Borough from elsewhere. Thus the proposals will have considerable environmental benefits, and the strategic location of the application site in relation to the principal road network makes it particularly appropriate for the proposed use.

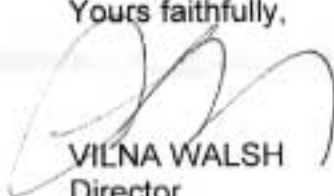
Furthermore, as the site comprises part of railway sidings, the proposed use is wholly in accordance with the stated aims of the Government and the rail operators in terms of encouraging the movement of freight, including minerals, by rail rather than by road.

As you will be aware, Fred Robottom and Peter Hodges inspected London Concrete's rail served concrete batching plant at Wembley on Monday 17<sup>th</sup> November 2003, prior to the submission of the original application. Subsequent to that David Hannam, the first case officer who dealt with our application, visited the Wembley plant on Friday 18<sup>th</sup> July. More recently, the new Case Officer, David Payton, together with Paul Tompkins and a number of Councillors visited the Wembley plant on Saturday 30<sup>th</sup> October. As such, a view should now have been formed regarding the environmental safeguards which London Concrete put in place as a matter of course.

You and your colleagues have also had the technical reports which accompanied our first application for some time now, so the issues should be reasonably familiar to you. We will, however, be pleased to meet you to discuss any outstanding issues whilst you consider this duplicate application, and we hope to be able to arrange a meeting with the case officer to discuss matters in more detail once the application has been registered.

We look forward to receiving confirmation that the application has been duly registered. In the meantime, however, should you require any further information or clarification of the enclosed please do not hesitate to get in contact.

Yours faithfully,



VILNA WALSH  
Director

Enc.

cc. D. Casey - London Concrete Ltd.