

Officer Report

EPF/1679/25

*Application for Approval of Details Reserved by Condition 8 (Construction Method Statement) on planning permission EPF/2701/19 (Proposed construction of additional storey comprising 6 two-bedroom flats).
13, Brook Parade, Chigwell, IG7 6PF*

Officer Report

Planning permission EPF/2701/19 was refused on 5 January 2023 for the development of an additional storey comprising 6 x two-bedroom flats at 13-22 Brook Parade, Chigwell IG7 6PF. An appeal was lodged and subsequently allowed by the Planning Inspectorate on the 2 October 2023 subject to conditions (Appeal Reference: APP/J1535/W/22/3293716). A Unilateral Undertaking (UU) dated 5 July 2023 was completed and formed a part of this permission.

This Discharge of Condition application seeks to discharge Condition 8 imposed on planning permission EPF/2701/19 in relation to the submission of a Construction Method Statement to the Council for further consideration and approval._

Condition 8 relates to Construction Method Statement

The condition states:

No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include precise details of:

- i. Parking arrangements for the vehicles associated with site operatives and visitors;*
- ii. Arrangements for the loading and unloading of plant and materials;*
- iii. Storage areas for plant and materials used in the construction of the development;*
- iv. The erection and maintenance of security hoardings including any decorative displays;*
- v. Measures to control the emission of dust, dirt and detritus from vehicles during the construction process; and*
- vi. A scheme for recycling / disposing of waste resulting from demolition and construction works. Once approved in writing, the development shall be carried out in full accordance with the approved CMS.*

ECC Highways states that there is no Traffic Management Plan submitted with the application and therefore unable to comment regarding the site and all features including wheel washing locations, parking, material storage areas, fence locations etc. This condition cannot be discharged without these details.

Condition 8 covers different teams within the Council, the **Air Quality Officer** has highlighted the matters covered by in Environmental Health with regards to the control of dust emissions. With regards to Part V of condition 8, Environmental Health recommend discharge of this part of the condition.

The Community and Resilience Team are satisfied with the contents of the Construction Method Statement and believes that it shows compliance with Condition 8 in terms of noise and impact to existing residential properties and premises.

Other Considerations:

There appears to be errors in the report, and some elements may have been copied and pasted from elsewhere.

Also, **Chigwell Parish Council** has the following comments to make on the submission:

- Chigwell Parish Council considers that the Construction Method Statement is generic, inaccurate and not site specific and that Condition 8 remains unmet.
- Chigwell Parish Council asks that any resubmission explicitly confirms that all homes and shops will remain occupied during the build and that the method statement is designed on that basis.
- Chigwell Parish Council requests a scaled plan that secures continuous safe access to every shopfront, entrance, staircase, refuse store and rear parking area for residents, staff and customers throughout the works.
- Chigwell Parish Council seeks a clear drawing of hoarding lines, gates, pedestrian routes and a maintained emergency egress plan with management arrangements to keep routes open during scaffold erection, lifting and deliveries.
- Chigwell Parish Council asks for a delivery and routing plan that reflects the constrained slip road and mews with timed delivery windows, a holding area away from Brook Parade and Brook Mews and swept path analysis for the largest vehicle to be used.

- Chigwell Parish Council requests a workforce travel plan that prioritises rail, bus and shared travel and that prevents contractor parking in Brook Parade and Brook Mews.
- Chigwell Parish Council asks for a dust, noise and vibration control plan with defined measures hours, of work and on-site monitoring and for protection to be provided to nearby facades, doors and windows during high impact phases.
- Chigwell Parish Council requests a materials and waste plan that removes reference to locations that are not part of the site, confirms there will be no on site crushing or stockpiling at roof level and identifies a safe method for daily waste removal that does not obstruct resident access.
- Chigwell Parish Council seeks a scaffold and lighting strategy that prevents unauthorised access, preserves daylight and ventilation for occupied homes and avoids light spill into windows during darker hours.
- Chigwell Parish Council requests a construction fire strategy for a partially occupied building that keeps all existing exits available, identifies any temporary diversions, sets a safe assembly point and confirms engagement with the Fire and Rescue Service on appliance access.
- Chigwell Parish Council asks for a named community liaison manager, a contact number and email, a programme of advance notifications for disruptive stages and a complaints process with response times and escalation.
- Chigwell Parish Council requests that factual errors are corrected, including the description of the site as a main road and the reference to Ive Farm Close, and that the method statement is revised to reflect the actual constraints at Brook Parade.

The Council notes that some of the points mentioned above are not planning conditions from Appeal Ref: APP/J1535/W/22/3293716 dated 2 October 2023 but can be dealt with by other departments and legislations.

Conclusion

Condition 8 of planning application EPF/1679/25 cannot be discharged.