



# Memo

**To** Assistant Director (Development Management)  
Environment Department

**Email** [REDACTED]

**From** Kyri Eleftheriou-Vaus  
Air Quality Officer

**Telephone** 0207 332 3619

**Email** [REDACTED]

**Date** 14/11/23

**Your Ref:** 23/O1115/FULL

**Subject:** Alban Gate 125 – 130 London Wall London EC2

Extension, refurbishment and alterations including: creation of a connection from the office reception to the Wood Street north escalator; reconfiguration of Class E uses and spaces at podium level to include extension of the office floorspace; formation of new seating areas at podium level; installation of new planters; refurbishment of the escalator surrounds (Wood Street south and north); formation of feature and art walls; re cladding of columns; alteration of the Alban Highwalk City Walkway and declaration of new areas of City Walkway; and provision of new lighting and wayfinding.

Should the development be approved please attach the following conditions:

### **Condition M32 NRMM**

Prior to the commencement of the development, the developer/ construction contractor shall sign up to the Non-Road Mobile Machinery Register. The development shall be carried out in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014 (Or any subsequent iterations) to ensure appropriate plant is used and that the emissions standards detailed in the SPG are met. An inventory of all NRMM used on site shall be maintained and provided to the Local Planning Authority upon request to demonstrate compliance with the regulations.

### **Reason**

To reduce the emissions of construction and demolition in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014 (or any updates thereof), Local Plan Policy DM15.6 and London Plan Policy SI1D. Compliance is required to be prior to commencement due to the potential impact at the beginning of the construction.

# Memo

To Assistant Director (Development Management)  
Department of the Built Environment  
Email: [REDACTED]



From Donal Rooney  
Environmental Health Officer  
Department of Markets and Consumer Protection  
Telephone 07592120750  
Email [REDACTED]

Date 05 January 2024  
Our Ref 23/03278/NPLN  
Your Ref 23/01115/FULL

Subject Alban Gate 125 - 130 London Wall London EC2

**Extension, refurbishment and alterations including: creation of a connection from the office reception to the Wood Street north escalator; reconfiguration of Class E uses and spaces at podium level to include extension of the office floorspace; formation of new seating areas at podium level; installation of new planters; refurbishment of the escalator surrounds (Wood Street south and north); formation of feature and art walls; re cladding of columns; alteration of the Alban Highwalk City Walkway and declaration of new areas of City Walkway; and provision of new lighting and wayfinding.**

Thank you for your memorandum. I have reviewed the application and I have no objection in principle to the granting of this application but I would recommend that the following conditions be attached to any consent :

There shall be no construction on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried

**City of London** PO Box 270, Guildhall, London EC2P 2EJ

**Switchboard** 020 7606 3030

[www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).

**REASON:** In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that the construction starts.

Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction Logistics Plan shall be completed in accordance with the Mayor of London's Construction Logistics Plan Guidance dated July 2017, and shall specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Community Safety (CLOCS) Standard. The Plan must demonstrate how Work Related Road Risk is to be managed. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

**REASON:** To ensure that construction works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to construction work commencing in order that the impact on the transport network is minimised from the time that construction starts.

Regards



**Donal Rooney**

**Environmental Health Officer**

Pollution Team

Dept. of Markets & Consumer Protection

City of London, PO Box 270,

Guildhall, London, EC2P 2EJ

Mob: 

From: Varma, Vimal [REDACTED]  
Sent: Saturday, January 13, 2024 7:47 PM  
To: Delves, Gemma [REDACTED]  
Cc: Turner, Lee [REDACTED]  
Subject: 23/01115/FULL -Alban Gate 125 - 130 London Wall

Hi Gemma,

This proposal will not affect the waste and storage facilities for the buildings, therefore, this division will not object to this application.

Thanks

Vimal

-----Original Message-----

From: [REDACTED]  
Sent: Wednesday, November 8, 2023 11:03 AM  
To: Varma, Vimal [REDACTED]; Turner, Lee [REDACTED]  
Subject: Planning Application Consultation: 23/01115/FULL

Dear Sir/Madam

Please see attached consultation for Alban Gate 125 - 130 London Wall London, EC2 .  
Reply with your comments to HYPERLINK "<mailto:PLNComments@cityoflondon.gov.uk>"  
PLNComments@cityoflondon.gov.uk

Kind Regards

Planning Administration

On behalf of

Gemma Delves  
Environment Department  
City of London