

Committee Report
Planning Committee on 2 November, 2010

Item No. 11
Case No. 10/2202

RECEIVED: 31 August, 2010

WARD: Tokyngton

PLANNING AREA: Wembley Consultative Forum

LOCATION: Land Surrounding Wembley Stadium, Royal Route, Wembley, HA9

PROPOSAL: Erection of a 7-storey building comprising 7,544m² of designer-outlet retail (Use Class A1), 306m² of sports retail (Use Class A1), 6,176m² of food & drink (Use Class A3, A4 or A5), 9,430m² of leisure (9-screen multiplex cinema, Use Class D2) and associated infrastructure, including partially covered pedestrian "retail walk", relating to plot "W07" of the Quintain outline planning consent reference 03/3200.

This application is submitted as the Reserved Matters pursuant to condition 2 (i) (ii) (iii) (iv) (v) (siting, design, appearance, means of access and landscaping), and details pursuant to conditions 6 (iii) (iv) (v) (scheme parameters), 60 (disabled access), 63 (sunlight/daylight studies) and 64 (wind-tunnel testing) for Plot W07 only of outline planning permission reference 03/3200, dated 29 September 2004.

Planning consent reference 03/3200 was for:

Works for the re-orientation of Wembley Arena; Class A1 (Retail) comprising up to 14,200m² designer retail outlet, 11,800m² sports retailing; Class A1/A2 shops/financial and professional services up to 8,000m² (including up to 2,000m² supermarket); Class A1 (Retail) comprising up to 400 square metres of hotel boutique retail; Class A3 (Food and Drink), up to 12,700m²; Class B1 (a) (b) and (c) Business, up to 63,000m²; Class C1 (Hotel), up to 25,400m²; Class C1/Sui Generis (Hotel apartments), up to 26,700m²; Class C2 (Residential institutions) up to 5,000m²; Class C3 (dwellings) up to 277,000m², (up to 3,727 dwellings); Student accommodation (Sui Generis), up to 16,600m²; Class D1 (Non-residential institutions), up to 8,200m²; Class D2 (Assembly and Leisure), up to 28,500m² (including the existing Arena of 13,700m²); together with associated open space, public market area (Class A1), hard and soft landscaping, highway and engineering works, electricity substation, other utility requirements, other parking and servicing, and improvements to Olympic Way; AND; reserved matters relating to siting, design, external appearance and means of access for the 3-storey structure to provide car and coach parking).

APPLICANT: Quintain Estates

CONTACT: Signet Planning Ltd

PLAN NO'S:
(see condition 2 for details)

RECOMMENDATION

That this application for the approval of Reserved Matters relating to Plot W07 is Approved.

SECTION 106 DETAILS

The outline planning consent, reference 03/3200, was accompanied by a Section 106 agreement this agreement which is subsequently applicable to all of the Reserved Matters Applications.

EXISTING

Plot W07, directly to the west of York House, is situated between Lakeside Way and Royal Route within the application area of the original Quintain outline consent (reference 03/3200), known as the Quintain Stage 1 consent. It adjoins Plot W05 to the north (currently under construction), Plot W08 to the east (future development site) and the Multi-storey car park and "Red House" to the south (Plot W10 for which the Planning Committee recently resolved to grant planning permission for a new temporary car park).

The site is currently cleared and ready for redevelopment.

PROPOSAL

This application seeks the approval of the Reserved Matters for plot W07 to provide retail and food and drinks uses together with a 9 screen multiplex cinema.

The retail uses are situated on the lower floors (Level 00 and 01), with the majority of this floorspace (7,544 sqm) providing the "Designer Outlet" shopping that was approved within the Stage 1 consent. The remainder of the retail floorspace (306 sqm) is to be "sports retail" which also formed a part of this consent.

A total of 6,176 sqm of food and drink floorspace is proposed on the floors above the retail uses (Level 02 and 03).

The multiplex cinema is situated on the upper floors, as detailed within the plans for Level 04 to 06.

The application description refers to the 7-storey height of the building. However, given the nature of the uses and the associated internal spaces, this is better represented using actual measurements. The maximum height of the proposed building is 32.5 m (72.5 AOD) with the significant change in ground level across the site (in excess of 4.5 m) resulting in a building that appears significantly lower in some elevations.

This is a revised application for Reserved Matters relating to this site. The previous scheme included 251 residential flats which have now been excluded, and only proposed 408 sqm of food and drinks floorspace in comparison to the 6,176 sqm now proposed. This resulted in significant changes to the design of the scheme and to the uses proposed within this building, thus requiring the submission of a revised application. The proposal does not change the nature of uses to be provided within the Quintain Stage 1 consent as a whole.

HISTORY

The Quintain Stage 1 outline planning consent, reference 03/3200, was granted in September 2004 allowing:

Works for the re-orientation of Wembley Arena

Class A1 (Retail) comprising up to 14,200m² designer retail outlet, 11,800m² sports retailing

Class A1/A2 shops/financial and professional services up to 8,000m² (including up to 2,000m² supermarket)

Class A1 (Retail) comprising up to 400 square metres of hotel boutique retail

Class A3 (Food and Drink), up to 12,700m²
Class B1 (a) (b) and (c) Business, up to 63,000m²
Class C1 (Hotel), up to 25,400m²
Class C1/Sui Generis (Hotel apartments), up to 26,700m²
Class C2 (Residential institutions) up to 5,000m²
Class C3 (dwellings) up to 277,000m², (up to 3,727 dwellings)
Student accommodation (Sui Generis), up to 16,600m²
Class D1 (Non-residential institutions), up to 8,200m²
Class D2 (Assembly and Leisure), up to 28,500m² (including the existing Arena of 13,700m²)
3-storey structure to provide car and coach parking
together with associated open space, public market area (Class A1), hard and soft landscaping,
highway and engineering works, electricity sub-station, other utility requirements, other parking and
servicing, and improvements to Olympic Way;

Minor non-material amendments to this proposal were approved by the Council in 2006, resulting in revisions to a number of the parameter plans.

Elements of this outline planning consent that have delivered to date includes:

- Works to the re-orient and renovate Wembley Arena
- The construction of Arena Square
- Forum House (Plot W01): 8-storey building arranged around a central courtyard with basement comprising of 286 residential units, 8 composite residential/business units, a retail unit, an employment agency and a crèche
- Quadrant Court (Plot W04): 8-storey building arranged around a central courtyard with basement comprising of 232 residential units, 618m² of local-needs floorspace, 2800m² of designer-outlet retail floorspace, 1469m² of D1 community floorspace in the form of a Primary Care Health Centre (PCHC)

Reserved Matters consent for plots W05 has been approved and works have commenced on this building. The Planning Committee resolved to grant planning permission for a temporary car park on Plot W10. However, this consent has not been issued as the Section 106 agreement has not been completed yet. Reserved Matters consent for plot W03 (to the east of Arena Square) has also been approved. However, works have not commenced on site and the Council is currently considering an application for the temporary use of that site as a 5-a-side football centre.

W03 Approved Reserved Matters, ref: 06/3631

The erection of a part 11-storey and part 14-storey building with two-level basement, comprising 336 residential units (45 x studio flats, 115 x one-bedroom flats, 162 x two-bedroom flats, 14 x three-bedroom flats), all of which are for private accommodation. In addition, the application proposes 2101sqm of D2 leisure, 3682sqm of retail floorspace, basement parking for 272 cars (10% of which are disabled bays), 336 cycle-parking spaces, 10 electrical car-charging spaces, 10 motorcycle-parking spaces, 15 visitor car-parking spaces, 29 visitor cycle bays, and associated communal landscaping, located on the corner of Wembley Park Boulevard, Engineers Way and Olympic Way forming part of the Quintain Stage 1 permission (ref: 03/3200)

W05 Approved Revision to Reserved Matters consent 07/1583: ref: 10/1842

The erection of a part 8-/part 10-storey hotel building comprising 441 rooms and a 9-storey student accommodation block comprising 656 rooms. In addition, the building is proposed to contain 5579m² of Class A1 designer outlet retail, 1556m² of Class A1 sports retail, Class A1/A2 local needs, 396m² of Class A3/A4/A5 food and drink, 5 residential units, each with 3 bedrooms, parking over the ground, first and second floors for 225 cars with access from Lakeside Way (200 hotel spaces, 23 student accommodation spaces, 1 residential unit space and 1 adapted bay in the hotel drop-off area), 398 cycle-parking spaces, and landscaping works, on the corner of Lakeside Way, Wembley Park Boulevard and the future Stadium Way (site of the former Elvin House) forming part of the Quintain Stage 1 permission (ref: 03/3200).

Revisions to this consent reduce the number of hotel rooms to 361 and increase the number of student rooms to 660.

W07 previous approval of Reserved Matters, Ref: 08/0826

The erection of a part 9-/part 11-storey building comprising 251 residential units (15 x studio flats, 74 x one-bedroom flats, 153 x two-bedroom flats, 9 x three-bedroom flats). Of these residential units, 15 x studio, 40 x one-bedroom and 97 x two-bedroom flats are for private accommodation; 24 x one-bedroom and 26 x two-bedroom flats are for intermediate accommodation; and 10 x one-bedroom, 30 x two-bedroom and 9 x three-bedroom flats are for social rented accommodation.. In addition, the building is proposed to contain 7441m² of Class A1 designer outlet retail, 6774m² of Class D2 leisure floorspace in the form of a 10-screen cinema, 408m² of Class A3/A4/A5 food and drink, basement parking for 115 cars, 251 cycle-parking spaces, and landscaping works, on the land bounded by Stadium Way, Royal Route and Wembley Park Boulevard (site of the former Exhibition Halls) forming part of the Quintain Stage 1 permission (ref: 03/3200).

W10 Temporary Car Park Reserved Matters, Ref: 10/1417

Approval of reserved matters for provision of interim car park with access from South Way, new pedestrian link and service access road between South Way and Royal Route, pursuant to condition 2(i), (ii), (iii), (iv) and (v) of Outline planning application 03/3200, relating to plot W10.

Consents relating to adjoining land:

Planning consent for extensions to and the part change of use of York House were approved in 2008.

Reference: 08/0827, approved 11 July 2008

Erection of 2-storey side and single-storey rear extensions with canopy, reconfiguration of existing car park, installation of new vehicle crossover to Stadium Way, removal of existing vehicle crossover to Empire Way, and change of use of the ground floor and first floor to include the provision of 2180m² retail (Use Class A1) floorspace and 836m² of food and drink (Use Class A3/A4/A5) floorspace, with the restaurant/cafe and some of the retail floor space being sited at ground-floor level to the side of York House and subject to a Deed of Agreement dated 11th July 2008 under Section 106 of the Town and Country Planning Act 1990, as amended

An application for non-material amendments to this consent is currently being considered (reference 10/2229).

A planning application for a new retail unit on the York House site which would be situated between the retail units approved within consent reference 08/0827 and this site has also been submitted and is currently being considered:

Reference: 10/2331:

Construction of single storey building to provide new retail unit (Use Class A1 restricted to Designer Outlet), sited between Plot W07 of the Quintain Stage 1 consent (reference 03/3200) and the extensions to York House (reference 08/0827)

POLICY CONSIDERATIONS

This section of the report sets out the planning policies and guidance documents that are relevant to the proposal.

The outline planning consent established the principles for the majority of parameters that apply to the application, such as the quantum and nature of uses, the plot location and overall siting of the building and the maximum height of the building. Therefore, whilst the below list of policies and guidance are applicable, the consideration will focus on the issues of detail rather than the over-arching principles of the proposal.

NATIONAL

Planning Policy Statement 1 – Creating Sustainable Communities

Planning Policy Statement 4 – Planning for Sustainable Economic Growth

Planning Policy Statement 12 – Local Spatial Planning

Planning Policy Guidance 13 – Transport

Planning Policy Statement 22 – Renewable Energy

Planning Policy Guidance 24 – Planning and Noise

Planning Policy Statement 25 – Planning and Flood Risk

REGIONAL

The London Plan

The London Plan, which was adopted in February 2004 and revised in 2006 and 2008, sets out an integrated social, economic and environmental framework for the future development of London.

The vision of the Plan is to ensure that London becomes a prosperous city, a city for people, an accessible city, a fair city and a green city. The plan identifies six objectives to ensure that the vision is realised:

Objective 1: To accommodate London's growth within its boundaries without encroaching on open spaces

Objective 2: To make London a healthier and better city for people to live in;

Objective 3: To make London a more prosperous city with strong, and diverse long term economic growth

Objective 4: To promote social inclusion and tackle deprivation and discrimination;

Objective 5: To improve London's accessibility;

Objective 6: To make London an exemplary world city in mitigating and adapting to climate change and a more attractive, well-designed and green city.

The Plan recognises Wembley as an Opportunity Area for leisure related development and the provision of new homes and employment opportunities. It identifies an additional employment capacity of 5,500 jobs and the provision of minimum of 5000 new homes between 2001 and 2026, and specifies the "realization of the potential of Wembley as a nationally and internationally significant sports, leisure and business location, co-ordinated with town centre regeneration and new housing". The plan specifies that the Mayor will work with strategic partners to implement his Tourism Vision and to achieve 40,000 net additional hotel bedrooms by 2026.

Supplementary Planning Guidance

- Sustainable Design and Construction – Supplementary Planning Guidance (2006)
- Accessible London: achieving an inclusive environment – The London Plan Supplementary Planning Guidance (2004)

LOCAL

Brent Unitary Development Plan 2004

Strategy

The overall strategy of the UDP has 11 key objectives which are as follows:

1. Prioritising locations and land-uses to achieve sustainable development;
2. Reducing the need to travel;
3. Protecting and enhancing the environment;
4. Meeting housing needs;
5. Meeting employment needs and regenerating industry and business;
6. Regenerating areas important to London as a whole;
7. Supporting town and local centres;
8. Promoting tourism and the arts;
9. Protecting open space and promoting sport;
10. Meeting community needs; and,
11. Treating waste as a resource.

The relevant policies in this respect include Policies STR3-4 (prioritising locations and land-uses to achieve sustainable development), STR5 and 9 (reducing the need to travel) and STR12-15 (protecting and enhancing the environment)

Policies

BE2	Local Context
BE3	Urban Structure: Space & Movement
BE4	Access for disabled people
BE5	Urban clarity and safety
BE6	Landscape design
BE7	Streetscene
BE8	Lighting and light pollution
BE9	Architectural Quality
BE12	Sustainable design principles
BE34	Views and Landmarks
EP2	Noise and Vibration
EP3	Local air quality management
EP6	Contaminated land
EP12	Flood protection
EP15	Infrastructure
TRN1	Transport assessment
TRN2	Public transport integration
TRN3	Environmental Impact of Traffic
TRN4	Measures to make transport impact acceptable
TRN6	Intensive Development at Selected Transport Interchanges
TRN9	Bus Priority
TRN10	Walkable environments
TRN11	The London Cycle Network
TRN12	Road safety and traffic management
TRN13	Traffic calming
TRN14	Highway design
TRN15	Forming an access to a road
TRN16	The London Road Network
TRN17	Restrictions on New Roads
TRN22	Parking Standards – non-residential developments
TRN34	Servicing in new developments
TRN35	Transport access for disabled people & others with mobility difficulties
WEM2	Pedestrian Route/Promenade
WEM7	Access to development – the National Stadium Policy Area
WEM9	Comprehensive Development – The National Stadium Policy Area
WEM16	Urban design quality – Wembley Regeneration Area
WEM17	The public realm – Wembley Regeneration Area
WEM19	Views of the Stadium

Brent Local Development Framework Core Strategy 2010

CP1	Spatial Development Strategy
CP5	Placemaking
CP6	Design and density in place shaping
CP7	Wembley Growth Area
CP14	Public Transport Improvements
CP15	Infrastructure to Support Development
CP16	Town Centres and the Sequential Approach to Development
CP19	Brent Strategic Climate Mitigation and Adaption Measures

Brent Council Supplementary Planning Guidance and Documents

SPG12	Access for disabled people
SPG13	Layout standards for access roads

Other Council Publications

Destination Wembley – A framework for development (2003) Supplementary Planning Guidance

Wembley Masterplan 2009

Wembley Vision (2002)

Wembley From Vision to Reality (2007)

SUSTAINABILITY ASSESSMENT

The applicant has submitted a TP6 Sustainability Checklist to accompany this application. The applicant has scored the TP6 at 53 % (“Very Positive”) taking into account some credits which relate to the outline scheme in its entirety, such as the establishment of a car club and the provision of new publicly accessible open spaces. Your officers have scored the TP6 at 50.5 %. Whilst below the applicant’s score, it remains above the minimum level of 50 % and is accordingly considered acceptable.

The building will achieve a BREEAM rating of “Very Good” in accordance with the Outline Consent, with a pre-assessment score of 62.28 %. The building will be linked to the Energy Centre (with CHP) within Plot W05 and will, in conjunction with building fabric and management measures, achieve a minimum carbon reduction of 10 % below the Building Regulations Part L Target Emissions Rate. Cooling will be supplied through the use of a condenser cooling system within W05.

CONSULTATION

Statutory (application) consultation process

Consultation letters sent: 10 September 2010

Site notices erected: 13 September 2010

Advertised in local press: 16 September 2010

3rd party comments:

60 letters were sent to adjoining and nearby properties.

Your officers hand delivered consultation letters to the 234 flats and the Tesco store in W04.

One letter was received from Wembley National Stadium Limited (WNSL) highlighting the following points:

- This application is supplemented by the planning application ref: 10/2331 (new retail unit within York House site to adjoin the W07 plot) and the cumulative impacts should be assessed in tandem prior to the determination of either application.
- WNSL would be grateful to receive confirmation that the application does not prevent compliance with the construction management and air quality conditions attached to the outline consent (conditions 33, 34, 35, 37, 39, 40, 43, 45 and 46 of ref 03/3200).
- WNSL is concerned to ensure that parking (provided on plot W10) is dealt with adequately to avoid conflicts with parking on both Event and Non-Event days. WNSL is particularly interested to see the details in the Parking Management Plan required by the outline consent and would like the opportunity to comment on the Plan.

Internal Consultees

Transportation:

There are no objections on transportation grounds to the amended proposals for this plot.

A more detailed discussion of the Transportation comments will be incorporated into the remarks section of this report.

Urban Design:

The massing and scale are generally considered acceptable, but the design lacks distinctiveness. The building has a straight forward form with interest and architecture expressed mainly through the finishes and cladding systems. The quality of materials and the detailing of junctions and terminations will accordingly be pivotal to the success of the building.

Landscape Design:

It is recommended that soft landscaping or internal containerised planting is incorporated. A higher quality of paver is recommended. The choice of seating is considered acceptable. However, more detail on the location of the seats is required. There is also a lack of detail for additional street furniture such as litter bins, signage and incidental play/art/sculpture/focal points. If there is any usable or green roof space then additional information should be provided regarding this. It is noted that no street trees have been proposed. It is presumed that these will be considered in applications for adjacent sites.

External Consultees

Thames Water:

Thames Water have no observations to make.

London Fire and Emergence Planning Authority:

Access and facilities for fire services should be provided in accordance with “The Requirement B5 of Approved Document B” [of the Building Regulations. This is controlled by other legislation and therefore should not be considered in this application].

London Fire Brigade:

No additional fire hydrants are required for the site, however, hydrant 44768 may need to be relocated so that it remains accessible at all times. [this is also outside of planning control, but the details have been provided to the applicants]

REMARKS

General Principle: Proposed Uses

The uses and maximum amount of floorspace were set within the Stage 1 outline consent (ref: 03/3200).

The explanatory report that accompanies this application cites the following floorspace totals which reflect the sites which have been granted Reserved Matters consent (W01, W03, W04 and W05):

Use Class	Type	Stage 1 consent	Approved to date	W07 proposed	Total	Remaining permissible
A1	Design outlet retail	14,200	6,656	7,544	14,200	0
A1	Sports retail	11,800	1,178	306	1,484	10,316
A3-A5*	Food and Drink	12,700	6,479	6,176	12,655	45
D2	Assembly and leisure	28,500	15,801	9,430	25,231	3,269

*Note: floorspace figures are given in square metres gross external area. *the outline consent referred to Use Class A3 “Food and Drink” as this application was considered prior to the creation of Use Classes A4 and A5.*

The total floorspace accordingly does not exceed the maximum levels set out within the Outline Consent. The quantum and nature of the proposed uses are accordingly acceptable.

Height, design and massing

The maximum heights of buildings are set out within the parameter plans that were approved within the Stage 1 consent. The maximum permissible height for the building is 73m AOD within northern, western and southern facades, and 79m AOD within the eastern facade.

The maximum height of the main elements of the building is 72.5m AOD and the proposed building therefore does not exceed the levels set out within the outline consent. The applicants have detailed a suggested element of signage which would project up to 4.2m above the main element of the building. However, this detail is only indicative and is not being considered within this application.

The lower floors (retail and food and drink) are to be expressed through the use of brick piers separating the glass fronted units with a horizontal brick element providing definition between the lower floors and the cinema. Articulation and a sense of rhythm is achieved through the visual contrast between brick and glazed elements of the building, whilst activity is provided through the glass frontages and the presence of recessed and projecting balcony elements for some food and drink units.

The large bulk of the cinema is dressed quilted stainless steel cladding and aluminium standing seam cladding, arranged in a vertical fashion. A two level partially covered walkway is provided between buildings W05 and W07 allowing direct access to shops on levels 00 and 01. A partially covered "retail square" is proposed in the area between W04, W05 and W07 to help link the retail offer within each building. The applicants have confirmed that the building has been designed to be part M (of the Building Regulations, relating to disabled access) compliant. Visual interest is provided through the incorporation of a large glazed feature to accentuate the north-eastern corner of the building.

Natural surveillance is achieved within the majority of facades through the provision of internal servicing routes to the rear of most units. However, the ground floor of the building "turns it back" on the area adjacent to Royal Route, with servicing access and escape cores accessed from this location. Whilst this is unfortunate and will require other measure to address the safety of those who use this route, this is the shortest facade of the building (37 m long) and improved natural surveillance can be achieved in the future when the works to Royal Route are undertaken and the adjacent buildings (W09 and W11) are constructed. It should be noted that the timing of these works are not known.

The design approach relies heavily on the quality of materials and detailing due to the reliance on differing materials to provide articulation. However, such details can be adequately secured through the conditions that were attached to the original outline consent and your officers consider that whilst the design is not distinctive, it is robust and can result in a good quality building.

Landscaping

The application site only includes a small element of footway within the Boulevard (eastern facade) and within the southern elevation. As such, the row of trees proposed along the Boulevard that were detailed within the Outline application will be provided within the separate application for the boulevard.

The applicants have not detailed any soft landscaping in the remainder of the area surrounding the building, but have specified that seasonal planting will be provided within the "retail walk" within removable planters. Whilst your officers typically recommend the use of permanent planters, this approach is considered acceptable given the nature of this space. The applicants have detailed zones for seating within the retail walk and have suggested a modern design. Your officers consider this approach to be acceptable, and details of planting and hard and soft landscaping are secured through conditions 28 and 29 of the Outline Consent. Additional seating can also be secured within the Boulevard when the associated Reserved Matters application has been received.

Landscape Design have questioned the quality of the pavers given the high use nature of the area. However, this type of surfacing has been approved in other schemes and the applicants have confirmed that the surfacing will be well maintained.

Whilst permanent soft landscaping is not proposed within this site, your officers consider that the proposal to be in accordance with the Outline consent and acceptable as the row of trees will be provided as part of the proposals for the new Boulevard.

Transportation

Residential units are no longer proposed on-site and as such, the proposed building is to rely on the car-parking that is to be provided within the multi-storey car parks envisaged within the Outline application. This includes the multi-storey car park on Plot W10 that was recently considered by the Planning Committee and incorporates disabled parking at ground floor level. No car parking is to be provided on site. The level and location of car parking was agreed within the outline consent and this accordingly will not be discussed within this report.

Public cycle parking is to be proposed on the "Wembley Park Boulevard". This new street which will run along the eastern side of plots W05 and W07 will be the subject of a separate application.

Servicing arrangements remain unchanged from the previously approved scheme, with a new service yard containing space for three full-sized vehicles 5 x 12 m lorries and 2 x 10 m lorries to be provided within York House. The service yard is considered to be of sufficient size to accommodate both W07 and the units within the York House site.

Emergency Services access is available along Royal Route, Wembley Park Boulevard (when provided), with further access to part of the building via Stadium Way.

The proposed building is considered to be acceptable on Transportation grounds.

Noise

This revised application does not include any residential units and therefore reduces the number of sensitive users. However, cinema uses are also to noise whilst the proposed building adjoins residential flats and student accommodation, which are both sensitive to noise that may be generated from the building.

The submitted explanatory report examines background noise levels, having regard to a variety of sources which include noise generated from events at Wembley Arena, Arena Square and Wembley Stadium. With regard to noise from the Stadium, this report extrapolates data recorded from York House during a Wembley Stadium event in 2007. The report confirms that the units will be designed to meet the BS 8233 internal noise targets of 40 dB for retail and commercial units and 30-35 dB for the cinema. The report also sets out the design criteria for noise transmission of the external facade that is required to achieve these levels based on the noise monitoring data, and confirms that noise levels from plant will be at least 5 dB below background noise levels.

Your officers consider that the level of detail included within this application provides sufficient reassurance regarding noise and that the remaining further detail has been secured through conditions 12 to 15 of the Outline consent.

Other matters

Publically accessible toilets

The proposed building incorporates toilet facilities for shoppers and other users of the centre, including accessible WCs, an Accessible changing room and a baby feeding facility. This will be open during the core opening hours of the centre.

Wind

The applicants have submitted supporting information which specifies that the proposal is acceptable with regard to the wind environment.

Light

The documents confirm that the shadowing effects of the proposed building are less than that demonstrates within the outline consent and the previously approved reserved matters application. It is also highlighted that the directly adjoining buildings are not residential in nature and comprise hotel, office and student accommodation.

Waste

Waste receptacles linked to the Envac Centralised Waste Collection system will be located in the servicing yard within the York House site. Additional facilities for glass and cardboard will also be provided in the service yard.

Comments from Wembley National Stadium Limited (WNSL)

WNSL have commented that the cumulative effect of this application and the application to construct an additional Design Outlet retail unit adjoining this building should be considered in tandem. The floorspace proposed within this application has been considered and approved within the Quintain Stage 1 outline consent and it accordingly has not been discussed at length within this application. Your officers concur that the Quintain application to construct a new retail unit adjoin W07 should have regard to the extant consents in the immediate vicinity. This includes not only this application relating to Plot W07, but also the approved extensions and part change of use of York House. However, this consideration must occur as part of the separate application for the new retail unit rather than in this Reserved Matters application.

The letter from WNSL also asks whether this Reserved Matters application will prevent the compliance with the construction management and air quality conditions of the Outline Consent. Your officers do not consider that this application would not prevent compliance with these conditions.

WNSL have also specified that they would like to comment on the Parking Management Strategy when submitted, with a particular interest in details relating to Event Day management and traffic impact from coaches. Quintain confirmed the intention to revise the parking-management plan to reflect the interim car-park proposed within Plot W10 and this information would be available for viewing by the WNSL.

Conclusions

Your officers consider that the revised proposals relating to Quintain Plot W07 are acceptable, having regard to quantum and nature of uses, the height massing and design of the building, landscaping, transportation including car-parking, cycle-parking and servicing (all provided off-site), noise, wind light and waste. The proposal is considered to be in compliance with the Quintain Stage 1 Outline Consent, and it is recommended that the Reserved Matters relating to this plot are approved.

REASONS FOR CONDITIONS

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent Local Development Framework Core Strategy 2010
Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Town Centres and Shopping: in terms of the range and accessibility of services and their attractiveness
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
Tourism, Entertainment and the Arts: the need for and impact of new tourists and visitor facilities
Transport: in terms of sustainability, safety and servicing needs
Wembley Regeneration Area: to promote the opportunities and benefits within Wembley

CONDITIONS/REASONS:

The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

1390.001	3199-AP(04)6503 Rev P01	3199-AP(05)6601 Rev P01
1390.002	3199-AP(04)6504 Rev P01	3199-AP(05)6602 Rev P01
3199-AP(03)0112 Rev P02	3199-AP(04)6505 Rev P01	3199-AP(06)6700 Rev P01
3199-AP(03)0113 Ref P02	3199-AP(04)6506 Rev P01	3199-AP(06)6701 Rev P01
3199-AP(03)0130 Ref P02	3199-AP(04)6507 Rev P01	3199-AP(06)6704 Rev P01
3199-AP(04)6501 Rev P01	3199-AP(04)6508 Rev P01	3199-AP(06)6705 Rev P01
3199-AP(04)6502 Rev P01	3199-AP(05)6600 Rev P01	

Design and Access Statement, dated August 2010
Explanatory Report, dated August 2010
Summary Report, dated 27 August 2010
Sustainable Development Checklist TP6

Reason: For the avoidance of doubt and in the interests of proper planning.
(1)

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

The London Plan Consolidated with Amendments Since 2004
Brent Unitary Development Plan 2004
Brent Local Development Framework Core Strategy

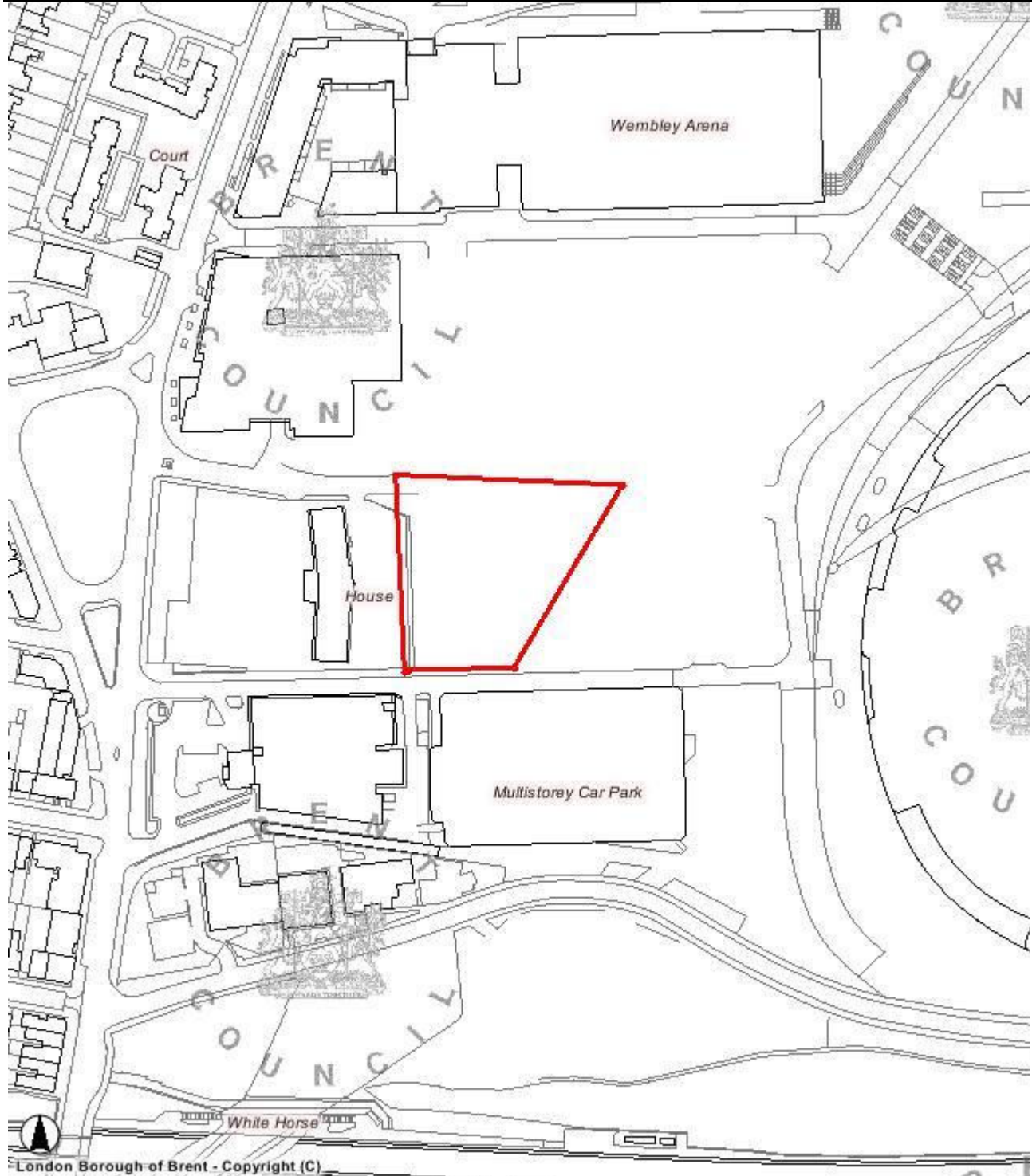
Any person wishing to inspect the above papers should contact David Glover, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5344



Planning Committee Map

Site address: Land Surrounding Wembley Stadium, Royal Route, Wembley, HA9

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



London Borough of Brent - Copyright (C)

This map is indicative only.