

Agenda Item 04

Supplementary Information Planning Committee on 16 December, 2015

Case No. 15/3599

Location	Red House building, South Way, Land and Pedestrian walkway between South Way and Royal Route, Wembley Park Boulevard, Wembley
Description	A hybrid planning application for the redevelopment of the site including;- a) Full planning permission for the demolition of existing building and erection of a 13-storey building comprising a 312-bed hotel (Use Class C1) with ancillary and/or ground uses including a restaurant, bar, offices and gym (Use Classes A1-A4/B1 and/or D2) (referred to as Plot W11), on-site cycle parking and b) Outline planning permission for the demolition of existing building (The Red House, South Way) and erection of a 4-storey building comprising 1610sqm of and/or A1-A4/B1/D1 and D2 uses, with all matters reserved (referred to as Plot W12) and new pedestrian boulevard (outline). with associated service yard, landscaping and infrastructure works.

Agenda Page Number: 21-56

Members visited the site on 12 December 2015. Further clarification was sought on the points listed below;-

Confirm the distance between the existing IBIS and Holiday Inn hotel buildings to the proposed hotel building.

Response;- At the closest point will be separation distance of 39m between the proposed hotel building and the IBIS building. The western facade of the Holiday Inn will be 14.2m from the hotel building, and it should be noted there are no windows within the facing flank wall.

Confirm the width of the hotel and the remaining boulevard.

Response;

Proposed hotel building

- At ground floor the hotel building is to be 21.1m at its widest part. On the upper floors it is set back, so there is a resulting reduced width of 16.6m, this reduces down further to 15.5m above ground floor level.

Existing boulevard

- The existing boulevard between Royal Route and South Way is 18.9m wide.
- The boulevard adjoining the Outlet Centre is 21 m wide (face of building to concrete seats). It will be 25 m wide when the buildings on the eastern side are constructed.

During construction works

- The boulevard adjacent to the proposed hotel will be reduced to 6m wide during construction.

Upon completion of the hotel building and removal of hoardings

- The boulevard will be 19m wide, reaching the edge of the lower level of the existing temporary red car park;

Final layout

- The boulevard adjacent to the hotel will be 23.1m wide. This will be delivered when the temporary two-storey car park has been demolished and the site redeveloped.

Can the service yard accommodate coaches manoeuvring and service vehicles?

Response;- The off-street service yard can accommodate a coach and a servicing vehicle at the same time, as demonstrated on tracking drawings that accompany the Delivery and Servicing plan. Only two servicing vehicles are anticipated to visit each day. Up to three coach visits may occur per day, though the number of times this number of coaches would visit daily is anticipated to be low. It is anticipated therefore that up to five servicing vehicles will use the service yard daily, and that it will be empty for long periods. As such it does not give rise to any highway safety concerns.

What is the future of the children's play centre currently being run from the Red House building?

Response;- This was always envisaged to be a meanwhile use of the building until such time that the site came forward for development, and that alternative premises would then need to be found. There is no specific policy protection afforded to the existing D2 use. It is however understood that vacant premises may

be available for them to re-locate to within the nearby Wembley Retail Park on Engineers Way.

It has been confirmed that the current occupiers have an existing lease which means that vacant possession of the building cannot be achieved until May 2018.

Aside from the above site visit queries consultation responses have been received from Regulatory Services (Environmental Health) and the MET police which require additional conditions to be attached. These are as follows:-

Contaminated Land condition 1

Following the demolition of the building ("The Red House") and prior to commencement of building works related to (b) Plot W12 / Phase 2, a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with the principles of BS 10175:2011. A report shall be submitted to the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination. It shall include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors. The written report is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development and secure occupancy of the site.

Contaminated Land condition 2

Post remedial works verification report to be provided, stating that such works have been carried out in accordance with the approved remediation scheme and that the site is suitable for end use.

Reason: To ensure the safe development and secure occupancy of the site.

Control of noise and vibration from plant

Prior to installation further details of the plant equipment to be installed within the ground floor sub-station shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include, but are not limited to proposed mitigation measures to guard against and eliminate exposure of end users to electromagnetic frequencies, noise and vibration. Thereafter the development shall be carried out in accordance with the approved details.

Reason; To ensure the safe development and secure occupancy of the site.

MET Police condition

The MET Police have requested that conditions are added to the consent regarding measures that may be required to ensure that the proposed development is suitable resilient to terrorism. It is accordingly recommended that an additional condition is attached to the consent requiring the submission and approval of details relating to the resilience to terrorism. This submission, when received by the Council, will be discussed with the MET Police.

Recommended condition:

Details of any proposed counter-terrorism measures shall be submitted to and approved in writing by the Local Planning Authority in consultation with the MET Police prior to the commencement of works to the superstructure for the hotel (plot W11) and the superstructure for plot W12, the approved details shall be implemented in full thereafter prior to completion of the development hereby approved.

Reason: To ensure that the development accords with Policy 7.13 of the London Plan 2011.

Additional condition relating to public access

It is recommended that the following condition is added regarding public access to the new element of the boulevard that is proposed:

Following first occupation of any building approved pursuant to this consent, the areas within the application site to the east and south of the land identified as W11 and W12 within drawing 3559_01_0204_ Rev A shall be made public accessible on foot and by cyclists on every day of the year subject to:

- Partial closure for such periods as are reasonably required for the purposes of maintenance, cleaning, construction;
- Partial closure to allow market stalls or other similar buildings or uses;
- Other periods of temporary closure, details of which shall be submitted to and approved in writing by the local planning authority prior to the closure and no such closure shall take place unless the submitted details have been approved;

An unobstructed route of a minimum width of 10 m shall be maintained between South Way and the Boulevard to the north of the site throughout any closure pursuant to this condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the area is sufficiently permeable in the interest of sustainable transport, placemaking and the linkage between the London Design Outlet Centre and the Wembley High Road.

Recommendation: Remains approval, subject to the additional conditions being attached.

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