

Agenda Item 08

Supplementary Information

Planning Committee on 14 December, 2016

Case No.

16/1698

Location	Flats 1-4 INC, First Floor Front and Cottrell House, 53-63 Wembley Hill Road, Wembley, HA9 8DL
Description	Demolition of the existing mixed use building and erection of a part 6, 8 and 10 storey building comprising 55 residential units, with 2 commercial units (Use class A1) located over ground and mezzanine floors fronting Wembley Hill Rd, and associated car and cycle parking spaces, bin stores, landscaping and amenity space

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Additional information relating to piling disturbance and removal of condition 14

Additional information provided by the agent regarding prevention of piling disturbance has been reviewed by the Council's regulatory services. The information is deemed acceptable as it has been confirmed that a quieter piling technique (continuous flight auger) will be used. This removes the need for condition 14 (details of mitigation measures for piling) and it is recommended that this is not attached to this consent if members agree to grant permission.

Additional condition – Construction Method Statement

Since finalising the committee report, the Council's Environmental Health Enforcement Officer has recommend that the approval and implementation of a Construction Method Statement is secured through condition due to the proximity to residential dwellings, relating to the control of dust, noise and other environmental impacts during construction. It is recommended that an additional condition is added, securing the approval of details prior to the commencement of works.

Change to condition 2 (approved drawings)

The revision numbers for two drawings referred to in condition were incorrect and the following changes are recommended:

- Drawing no.11473-A-05-101 GA PLAN First Floor Plan being changed from revision V to revision W
- Drawing no. 11473-A-05-105 GA PLAN Fifth Floor Plan being changed from revision T to revision U

Removal of Section 106 Heads of Terms

The applicant has requested that the requirement to retain the scheme architects is removed from the Section 106 Heads of Terms. Officers do not consider it reasonable or necessary to include this obligation and recommend that it is removed. The following is recommended to be removed:

- h) The architects for the scheme shall be retained on at least a consultative basis for the delivery and construction of the development;

Recommendation: Remains approval subject to the Section 106 legal agreement and conditions, amended in accordance with the changes set out in the Supplementary Report (removal of condition 4, amendment to condition 2, additional condition (Construction Method Statement) and removal of Section 106 Heads of Terms (h)).

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