

## Agenda Item 05

### Supplementary Information Planning Committee on 12 July, 2023

Case No.

23/0578

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Location	Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU
Description	Demolition of existing building and erection of building for use as a purpose-built Further Education College Campus of up to 8 storeys high with associated plant at roof level, provision of hard and soft landscaping and cycle parking facilities, loading bay and accessible parking bays on Rutherford Road frontage and drop off bay on Fulton Road

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Since the publication of this report a further representation was received from Wembley National Stadium Limited (WNS), regarding the application.

The comments raise no objection to the redevelopment of the site for the proposed use in principle, however draw attention to the need to consider the operation requirements of the stadium.

The consultee requests conditions attached to any permission relating to boundary treatments (details of design and operation of a crowd loaded fencing system on event days as well as during construction) and servicing arrangements (control of bays on Rutherford Way and Fulton Road and coordinated with activity in area including event days).

It is considered that the proposed conditions 10, 11, 23 and 24 appropriately respond to these requests and have been updated to read as follows:

#### **Condition 11 - CLP to include a more detailed reference to the hoarding specification**

x. Erection of hoarding's, security fencing and scaffolding on/over and pavements and carriageway (**which shall be crowd loaded and anti-climb on the Olympic Way frontage during a Major Stadium Event at Wembley National Stadium**);

#### **Condition 24 - temporary fencing on Major Stadium Event days**

Prior to the **commencement** ~~first occupation~~ of the development (**excluding demolition, site clearance and laying of foundations**) hereby approved, details of **the temporary crowd loaded and anti-climb fencing to Olympic Way for Major Stadium Events at Wembley National Stadium**, together with precise locations, specification and a management plan **for its storage, installation and removal**, shall be submitted and approved in writing by the Local Planning Authority. The details shall be agreed in collaboration with Public Safety Officers.

The fencing and associated management procedures shall be fully implemented in accordance with the approved details, without any deviation, for the lifetime of the Development, unless prior written approval to alternative fencing and/or management have been granted by the Local Planning Authority and those alternative details are implemented in full.

Reason: To ensure appropriate crowd and public safety in relation to Wembley events.

#### **Condition 23 - Delivery and Servicing Plan**

Prior to the first occupation of the development hereby approved, a Delivery and Servicing Management Plan including details of long term maintenance and management shall be submitted to and approved in writing by the Local Planning Authority. The Delivery and Servicing Plan shall include details of how adopted footways would be protected and how arrangements can be made for safe and efficient operations without detrimental impact on pedestrian movement. The plan shall include a strategy for the management of delivery and servicing on **Major Stadium Event** at Wembley National Stadium which shall be worked on up in consultation with the stadium, and shall ensure that no deliveries take place between four hours prior to the start of an event, to four hours after the end of an event.

*Document Imaged*

The development shall thereafter operate in accordance with the approved delivery and servicing management plan unless an alternative arrangement is first agreed in writing by the Local Planning Authority.

Reason: To minimise negative impacts associated with servicing demand of the proposed development.

It is also recommended that an informative is added to define a Major Stadium Event to read as follows:

***A major event would be considered to be an event in the stadium bowl with a capacity in excess of 10,000 people.***

**Recommendation: Remains to grant permission subject to stage 2 referral to Mayor of London, completion of section 106 agreement and conditions as set out within the recommendation.**

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