

Agenda Item 04

Supplementary Information Planning Committee on 13 December, 2023

Case No. 23/2805

Location	Wembley Youth Centre and Land next to Ex Dennis Jackson Centre, London Road, Wembley, HA9
Description	Demolition of Youth Centre and the construction of a new Special Educational Needs School comprising a three-storey school building, MUGA, soft and hard landscaping, access, parking and drop off and pick up system

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Amended Wording of Conditions

Condition 16 - Cycle Parking

The cycle parking provision as detailed within the Whole Site Plan listed on the approved documents has been amended in response to the requirements for cycle parking provision. Brent's Transport Team have reviewed the drawings and confirmed that the proposed Sheffield cycle stand and cycle store for 30 bikes are acceptable and the condition can be secured to a compliance condition.

Condition 16 is recommended to be amended to read:

"The development shall be implemented in accordance with the cycle parking provision as detailed within drawing 2153-MAC-XX-XX-D-L-0003 Rev P08 - Whole Site Plan or subsequent approved revisions.

All of the cycle parking within the development shall be made available for use prior to the first occupation of the development hereby approved and thereafter retained and maintained for the life of the development unless alternative details are approved in writing by the Local Planning Authority and thereafter implemented.

Reason: To ensure that the development adequately provides for and encourages uptake of cycling among building users."

Condition 17 – Lighting

The report at Paragraph 95 discusses the external lighting and confirms that the External Lighting Layout Plan sets out the proposed locations of the external lighting on site with a specification for external lighting and the lighting's compliance with the reduction of intrusive light guidance. Brent's Environmental Health Team have reviewed the lighting report submitted and confirmed that it does advise that the lighting spillage levels will be in compliance with ILP guidance on reduction of obtrusive light. Provided these levels are achieved then I have no objections to the application in terms of lighting, the condition is therefore amended to a compliance condition.

Condition 17 is recommended to be amended to read:

"The development shall be implemented in accordance with the External Lighting Layout Planning 2153-MET-01-00-D-E-6312 Revision S5 - P01 and RELUX Ansell Lighting Luminaire Data (dated 05.12.2023) unless alternative details are approved in writing by the Local Planning Authority and thereafter implemented.

Reason: In the interests of safety and the amenities of the area."

Condition 22 - BREEAM

For condition 22 which secures the BREEAM assessment and Post Construction Certificate, it is

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acknowledged that the BRE timescales could mean that the final completion certifications may be not be possible in the time-frames advised, and to avoid any further delays to the occupation of the school the wording of the condition is proposed to be updated to ensure that the certificate has been sought and demonstrates compliance. The condition would have a secondary part securing the final BREEAM certification confirming an 'Excellent' rating to be provided to the Local Planning Authority.

Condition 22 is recommended to be amended to read:

"Within 6 months from practical completion of the non-domestic floorspace hereby approved, a revised BREEAM Assessment and evidence that a post-construction certificate has been applied for to BRE, demonstrating compliance with the BREEAM Certification Process for non-domestic buildings and the achievement of minimum BREEAM Excellent rating, shall be submitted to and approved in writing by the local planning authority.

The final BREEAM Certificate confirming an 'Excellent' rating shall be submitted to the Local Planning Authority.

Reason: To ensure the non-domestic floorspace is constructed in accordance with sustainable design and construction principles, in accordance with Brent Local Plan Policy BSU11."

Conditions for Removal

Condition 13 – District Heat Network

In line with Policy BSU11 which requires "all major developments shall connect to or contribute towards a decentralised energy system unless it can be demonstrated that such provision is not feasible", the submitted Energy Report at Section 6.2.7 addresses the potential provision of the above and confirms that it would not be feasible. As it has been demonstrated within the submission that it would not be feasible to provide, this is accepted and it is recommended that condition 13 is removed.

Recommendation: Remains to grant planning permission subject to conditions and informatives, including amendments to conditions 16, 17 and 22 and the removal of condition 13 as discussed above.

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