

**Supplementary Information
Planning Committee on 3 February,
2010**

Item No.
Case No.

14
09/2116

Location 243 Ealing Road, Wembley, HA0 4LF
Description Demolition of existing building, erection of 7 blocks (1 x 14 storeys, 3 x 11 storeys, 1 x 10 storeys & 2 x 6 storeys) comprising 440 flats and commercial and community space at ground-floor level, the erection of a three-storey detached dwellinghouse, the provision of 237 parking spaces including 30 disabled parking spaces at basement and ground-floor level, associated landscaping and provision of private and public amenity space (as amended by revised plans received on 30th November 2009, January 2010).

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Site Visit

Following the committee site visit members asked for confirmation that the Environment Agency concerns have been properly addressed.

Response

The Environment Agency has confirmed in a letter dated 29/12/2009 that the revised Flood Risk Assessment, Revision B, dated November 2009 submitted by the developers is acceptable subject to conditions requiring the mitigation measures set out in the revised FRA are fully implemented and that a scheme for dealing with surface water drainage based on sustainable drainage principles has been submitted and approved prior to the commencement of the development. Conditions 20 and 21 cover these points.

EIA Screening Opinion

The Council has assessed (under officers' delegated powers) a screening opinion to determine whether this development is EIA development and therefore requires an environmental impact assessment. The opinion concluded that the development falls within Schedule 2 of the relevant regulations, but having regard to the characteristics of the development, its location and potential impact, it would not have significant environmental effects and therefore an EIA is not required. This opinion was formed based on whether the development was likely to have any significant impacts on the environment in terms of traffic related impacts, open space, nature conservation, archaeology and architectural contexts, air quality, and other impacts." If other, or additional, impacts were considered then this wording will need to be altered accordingly.

Conditions

Following advice from the Council's Legal Adviser the following changes to the wording of the conditions:

Condition 5 – delete the words in square brackets.

Condition 6 – substitute "Canal" for "water". Delete the words in square brackets at the end and insert instead "first occupation of the development".

Condition 9 – add at the end of the first sentence "and shall be submitted to the Local

Planning Authority”. Then delete the second sentence and insert instead “waterborne transport should be used during the construction of the development and during its occupation in accordance with details provided in writing by the Local Planning Authority, following its consideration of the feasibility study”.

Condition 10 – Delete the second sentence and insert instead “mitigation measures as set out by the Local Planning Authority shall be fully implemented”.

Condition 11 – add at the end of this “the approved construction method and management statement shall be fully implemented”.

Condition 15 – after “ventilated” in line 1 insert “by installation of equipment” and in line 3 after “ducting” insert “and the location of equipment”

Condition 16 – insert as a second sentence “the approved particulars shall be fully implemented”.

Condition 17 – add at the end “if the above internal noise levels are not achieved then further works, in accordance with details specified by the Local Planning Authority, shall be carried out in order to achieve such levels”

Condition 18 – in paragraph 1 add at the end of the first sentence “shall be implemented”. Delete second sentence.

Condition 20 – add after “the following mitigation measures detailed within FRA” the words “shall be implemented”.

Condition 25 – either (a) or (b) should be deleted. Delete (ix) – this is covered by Condition 26.

Condition 26 – add after (x) the words “the approved Management Plan shall be fully implemented”.

Condition 27 – delete the second sentence and insert instead “the approved details shall be fully implemented”.

Condition 28 – add at the end of the 1st paragraph “the approved details shall be fully implemented”.

Condition 30 – delete this already covered by Condition 29

Condition 31 – delete the last bullet point (as there is intended to be a detailed section 106 agreement entered into in any event).

Recommendation: remains Approval subject to Section 106 and referral to the Mayor of London