

**Supplementary Information
Planning Committee on 8 June, 2010**

Item No. **24**
Case No. 10/0245

Location Minavil House, Rosemont Road, Wembley, HA0
Description Demolition of existing building and erection of new building ranging from one storey to 11 storeys in height, comprising retail space at ground floor, office space at first floor, 55 flats at upper-floor levels, provision of 35 off-street parking spaces, cycle storage areas, roof terraces and amenity space with associated landscaping to site

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Additional comments from third parties

A letter was handed to members on Saturday's site visit by the owner of Unit 7 Wharfside Industrial Estate. This set out the owner's position on the potential sale of their site for inclusion in Lidl's development. They are now prepared to sell provided that Lidl match their earlier offer made in May 2008. Lidl are no longer prepared to match this earlier offer. While a comprehensive scheme incorporating the redevelopment of both sites would be preferable, the LDF Site Specific Allocations (Site A2) do not require it.

Earlier today an email was also received from the occupiers of Unit 6 Wharfside Industrial Estate objecting to the proposed development. They are concerned about the potential increase in traffic and possible over spill parking on the Wharfside Industrial Estate. The proposal includes improvement to the Ealing Road/Rosemont Road and the Ealing Road/Bridgewater Road junctions which will significantly improve access to the Industrial Estate. The Estate is private and employ a wheel clamping firm to control unauthorized parking. This late objection also questions whether the Estate was properly consulted. All the occupiers of the estate were consulted directly on the 11th of February this year. along with over 1200 other addresses, more than meeting the Council's statutory consultation requirements.

Highway amendments:

The changes requested by the Council's Highway Engineer to the Kerb radius of the Ealing Road/Rosemont Road Junction and to the pedestrian footway around the site have been submitted and agreed.

Drainage:

Further information on measures to prevent surface water run off into the canal have also been submitted. These will be secured as part of the sustainability implementation strategy required as part of the s106.

Amendments to conditions

The following additional conditions have been recommended by the Council's Environmental Health Officer covering site contamination and noise transmission from the retail unit:

Condition: Prior to the commencement of building works, 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 a scheme, which shall be submitted to and approved in writing by the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by the

contamination and an appraisal of remediation options required to contain, treat or remove any contamination found. 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 proposed for domestic use in accordance with policy EP6 of Brent's Unitary Development Plan 2004.

Condition: Any remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be provided to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is permitted for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

Reason: To ensure the safe development and secure occupancy of the site proposed for domestic use in accordance with policy EP6 of Brent's Unitary Development Plan 2004

Condition: An acoustic assessment shall be undertaken to determine the potential noise impact of the commercial unit and verify that this use shall not transmit of noise or vibration into any neighbouring premises. Any air conditioning plant or refrigeration shall be installed so as to prevent the and noise levels from this plant shall be 10 dB(A) or greater below the measured background noise level at the nearest noise sensitive premises

Reason: To safeguard the amenity of future occupants

In addition condition 4 needs to remove reference to Turton Road, condition 9 be amended to state that the play space needs to be completed prior to residential occupation and the first paragraph of condition 7 amended to state that 'no development shall commence until a detailed landscaping scheme for the whole site has been submitted to and approved in writing by the Local Planning Authority. Such landscape works shall be completed prior to first occupation of building'.

Recommendation: Approve.