

## **Appendix 1: Conditions and Informatives**

### **1. Time Compliance.**

Development shall commence no later than 3 years following the date of grant of this permission.

Reason: To comply with s91 of the Town and Country Planning Act 1990.

### **2. Quantum of Development**

The quantum of development hereby permitted shall not exceed the following:

- i) The total floorspace for uses falling within Leisure Centre shall not exceed 12,995 sqm GEA.
- ii) The total amount of residential development shall be no more than 599 units.
- iii) The total flexible commercial floorspace (excluding Car Parks) shall not exceed 480 sqm GEA.

Reason: to ensure conformity with the submitted application.

### **3. Materials**

Prior to commencement of above ground works on any phase, samples of all external materials shall be submitted to and approved in writing by the local planning authority in relation to that phase. The development shall be constructed in accordance with the approved materials and be retained as such, thereafter.

Reason: To ensure that the materials harmonise with the surroundings in accordance with policies 1.1(h) and 2.1(c) of the Ealing Development Strategy (2012), and policy 7B of the Ealing Development Management Development Plan Document 2013.

### **4. Air Quality and Dust Management Plan (AQDMP)**

Prior to demolition and site clearance an Air Quality and Dust Management Plan (AQDMP) that includes an Air Quality (Dust) Risk Assessment shall be produced in accordance with current guidance The Control of Dust and Emissions during Construction and Demolition, SPG, GLA, July 2014, for the existing site and the proposed development. Prior to construction works (including excavation) A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works on the site.

Reason: In the interests of the living conditions of the future occupiers of the site in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), The London Plan (2021), Ealing SPG10 and the National Planning Policy Framework.

### **5. Non-Road Mobile Machinery**

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's

supplementary planning guidance “Control of Dust and Emissions During Construction and Demolition” dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

Reason: In the interests of amenity.

#### **6. Arboricultural Method Statement**

No operations shall commence on site in connection with the approved scheme until a suitable scheme (Arboricultural Method Statement) for the protection of existing trees within the red line boundary has been submitted to and its installation on site has been approved in writing by the Local Planning Authority.

All protection measures must fully detail each phase of the development process, taking into account demolition/site clearance works, all construction works and hard and soft landscaping works. Details shall include the following:

- Protective fencing should be installed in accordance with figure 2 of BS 5837:2012 to enable the safe retention of trees to be retained. The positioning of tree protection and the establishment of construction exclusion zones (CEZ) should initially be based upon the root protection areas as described in the approved Arboricultural Impact Assessment prepared by The Ecology Consultancy (ref: 5313.3 V4.0) and should be in place prior to the commencement of works.
- All works should be undertaken from outside the RPA wherever possible. Where working in an RPA is unavoidable, ground protective measures fully compliant with section 6.2 of BS 5837: 2012 and agreed by the consulting arboriculturalist should be used
- Details of a no dig cellular confinement system (Cellweb or equivalent) to an engineered specification should be included, to form the foundation for the proposed footpath network extending around the northern boundary of the site where it incurs into the RPAs of trees to be retained as displayed in the approved Tree Retention and Removal Plan

All tree protection methods detailed in the approved Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed, and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees growing within or adjacent to the site which are of amenity value to the area.

#### **7. Tree Protection – Monitoring and Implementation**

No operations shall commence on site of the development hereby approved until a suitable programme of monitoring of all approved tree protection measures for that particular phase has been submitted and approved by the Local Planning Authority. The monitoring program shall include the following:

- Confirmation of who shall be the lead arboriculturalist for the development.

- Confirmation of the Site Manager, key personnel, their key responsibilities and contact details.
- Details of induction procedures for all personnel in relation to Arboricultural matters.
- A programme of events concerning the approved tree protection plans, including initial implementation of the protective measures, the final removal of the protective measures and any incursion/alterations to accommodate site specific construction/demolition procedures as approved in the Arboricultural Method Statement, and the level of supervision required.
- Procedures for dealing with variations or non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural Method Statement.
- Agreements of when site monitoring will take place with the local Tree Officer either by site meetings or by some other pre-arranged agreement.
- Post development assessment of the retained and planted trees relating to construction relating activity and any necessary remedial action.

The programme of Arboricultural monitoring shall be taken in full compliance with the approved details. No variation of the approved monitoring program shall take place without the prior written agreement of the Local Planning Authority.

Reason: In order to safeguard trees considered to be worthy of retention in the interests of visual amenity for the area.

### **8. Tree Planting**

Prior to commencement of above ground works, a detailed scheme of new and replacement tree planting for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details of all trees to be planted in accordance with approved landscape plans ref: 1277-HED-MP-00-GA-L-1100 P06, 1277-HED-MP-00-GA-L-1101 P05, 1277-HED-MP-00-GA-L-1102 P05, 1277-HED-MP-00-GA-L-1103 P05, 1277-HED-MP-00-GA-L-1104 P04, 1277-HED-MP-00-GA-L-1106 P04, 1277-HED-MP-00-GA-L-1107 P04, 1277-HED-CD-06-GA-L-1200 P04, 1277-HED-MP-00-GA-L-1301 P04.

- Planting specification – Tree size, species and the numbers of trees.
- Positions of all proposed species.
- Comprehensive details of ground preparation.
- Staking/tying method(s).
- 2 year post planting maintenance schedule with an agreed inspection schedule.

All tree-planting shall be carried out in full accordance with the approved scheme to the completion of the approved development, unless agreed otherwise in writing by the Local Planning Authority. The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code of practice For General Landscape Operations' or any subsequent revision. All trees included within the approved scheme shall be healthy, well-formed specimens with single leading shoots and shall be of a minimum quality compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and BS8545: 2014 or any subsequent revisions. Any trees which within a period of 5 years from the completion of all tree planting die, are removed, uprooted or significantly damaged, become diseased or malformed shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the works are carried out as approved in the interests of the visual amenity of the area.

**9. Ecological Mitigation and Management Plan (EMMP)**

Prior to occupation of the development hereby approved, an Ecological Mitigation and Management Plan (EMMP) shall be submitted to and approved in writing by the Local Planning Authority showing the details of the mitigation and enhancement measures and their management including the installation of new biodiverse habitat, tree and shrub planting and installation of bird boxes and bat boxes on the Site.

Reason: To comply with Council policy in the interests of ecological protection and enhancement.

**10. Landscaping and Management**

Prior to the commencement of the below listed landscaping works on the site as relevant for each phase, details of these works are to be comprised in a Landscape Management Plan for that phase:

- A. Soft and hard landscaping including tree planting,
- B. Boundary treatments,
- C. Green and Brown roof construction,
- D. Children's play areas including safety surfacing and equipment,
- E. Proposed ecological enhancements
- F. Civic space and Public Realm, in particular where facing Ruislip Road E and ensuring any dead frontages are mitigated through high quality planting and fencing materials.

These shall first be approved in writing with the local planning authority.

They shall be laid out and planted in accordance with the Management Plan prior to the first occupation of any dwelling and thereafter maintained. The completed landscaping shall thereafter be maintained and any trees or plants which within 5 years of planting, die, are removed or become seriously damaged or diseased shall be replaced with others of the same size and species and in the same positions within the next planting season.

Reason: To ensure that the development is landscaped in the interests of the visual character and appearance of the area in accordance with policies 7.19 and 7.21 of the London Plan 2021.

**11. Piling Method Statement**

No piling shall take place in any phase of the development until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) for that phase has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

**12. Overheating and Cooling**

The development hereby approved shall incorporate the overheating and cooling measures detailed in the Energy Assessment Prepared by Couch Perry Wilkes (ref: 16191 Rev H) and in line with the relevant CIBSE TM49 and/or TM59 guidance.

Reason: To ensure that the risk of overheating has been sufficiently addressed in accordance with the London Plan; Ealing's Development (Core) Strategy, and Development Management DPD.

**13. Energy**

Prior to construction completion and occupation of any phase of the permitted development shall implement and maintain, and in the case of energy generation equipment confirm as operational, the approved measures to achieve an overall reduction in regulated CO2 emissions of at least 48.39% (equating to 372 tonnes of CO2 per year) beyond Building Regulations Part L 2013. These CO2 savings shall be achieved through the Lean, Clean, Green Energy Hierarchy as detailed in the revised Energy Assessment submitted by couchperrywilkes in August 2020 including:

- I. Lean, passive design measures to achieve an annual reduction of at least 11.94% equating to at least 91.80 tonnes in regulated carbon dioxide (CO2) emissions over BR Part L 2013.
  - II. Clean, energy generation system incorporating a sitewide (air-to-water) Air Source Heat Pump heating/hot water distribution loop to achieve an annual reduction of at least 33%, equating to 253.90 tonnes in regulated carbon dioxide (CO2) emissions over Part L 2013.
  - III. Green, renewable energy equipment comprising 425 PV panels distributed across five photovoltaic arrays with a combined capacity of approximately 120 kWp to generate 112,850 kWh of electricity to achieve an annual reduction of 26.34 tonnes in regulated carbon dioxide (CO2) emissions over Part L 2013.
  - IV. Seen, heat and electric meters installed to monitor the performance of the PV and the carbon efficiency (COP) of the heat pumps including the heat generation and the combined parasitic loads of the heat pumps.
- a) Prior to commencement of above ground works of any phase, construction details of the specifications, design and layout of the proposed low and zero-carbon (LZC) energy equipment and associated monitoring devices required to identify their performance/efficiency (COP) of that phase shall be submitted to and approved in writing by the Local Planning Authority.
  - b) Prior to construction completion of any phase, details of the installed LZC equipment within that phase shall be submitted to the Council for approval. The details shall include the exact CHP and/or Heat Pump thermal kilowatt output, heat output pipe diameter(s), parasitic load supply schematics, monthly energy demand profile, and the exact number of PV arrays, the kWp capacity of each array, the orientation, pitch and mounting of the panels, and the make and model of the panels. The name and contact details of the LZC installation contractor(s), and if different, the commissioning electrical contractor, should be submitted to the Council along with copies of the MCS certificates and all relevant commissioning documentation. The development shall be implemented only in accordance with the approved details.

- c) Details shall be submitted prior to occupation of any phase of the development, for approval by the Local Planning Authority, for the installation of Ultra Low NOx boilers with maximum NOx Emissions of under 0.030 g/kWh within that phase. The works, as approved, shall be completed prior to occupation and thereafter permanently retained.
- d) Within three months of the occupation/first use of any phase of the the development the relevant Energy Performance Certificate (EPC) and detailed SAP Worksheets showing clearly the TER and DER, and/or the Display Energy Certificates (DEC's), accompanying Advisory Reports and detailed BRUKL modelling output reports showing clearly the TER and BER from the 'as built stage' following completion of the development, shall be submitted to, and approved by, the Local Authority in order to confirm compliance with the energy efficiency measures detailed in the approved Energy Strategy. The development shall be carried out strictly in accordance with the approved details.

Reason: In the interest of addressing climate change and to secure environmental sustainable development in accordance with policies, 5.1, 5.2 (Si2), 5.3 (Si3), 5.6, 5.7 and 5.9 of the London Plan 2016, guidance note 11 of the GLA Energy Assessment Guidance 2018, policies LV5.2 and 7A of Ealing's Development Management DPD 2013, and policies 1.1(k) and 1.2(f) of Ealing's Development (Core) Strategy 2012.

#### **14. Site wide Energy Network**

Prior to the commencement of above ground works, measures shall be provided to the local planning authority for the approval of a: a. site-wide heating network supplied by an centralised energy centre, including the timely delivery of that network.

Reason: In the interest of sustainable development and combating climate change in accordance with The London Plan 2021; policies 1.1(k) and 1.2(f) of Ealing's Development (or Core) Strategy 2012; and policy LV 5.2 of Ealing's Development Management DPD (2013).

#### **15. Monitoring, maintenance of renewable and low carbon equipment**

Prior to residential occupation of any phase of the development hereby approved, suitable devices for monitoring the performance/efficiency (Coefficient of performance) of any renewable/low-carbon energy equipment shall be installed into each relevant phase. The monitored data shall be automatically submitted to the Council at daily intervals for a period of four years from full operation of the energy equipment. The installation of the monitoring devices and the submission and format of the data shall be carried out in accordance with the Council's approved specifications as indicated in the Automated Energy Monitoring Platform (AEMP) information document. The developer must contact the Council's chosen AEMP supplier (Emergence Ltd or other supplier specified by the Council) on commencement of construction to facilitate the monitoring process.

Reason: To monitor the effectiveness and continued operation of the renewable/low carbon energy equipment in order to confirm compliance with energy policies and establish an in-situ evidence base on the performance of such equipment in accordance with the relevant London Plan policy Si2 ("Be Seen" stage of the energy hierarchy), Ealing's Development (Core) Strategy 2026 (3rd April 2012) and

Development Management DPD policy 5.2, E5.2.3, and Policy 2.5.36 (Best Practice) of the Mayor's Sustainable Design & Construction SPG.

**16. Floodlights, Security lights and Decorative External Lighting**

Prior to the installation of external lighting in any phase, details of external artificial lighting shall be submitted to the Council for approval in writing for that phase. Lighting contours shall be submitted to demonstrate that the vertical illumination of neighbouring premises is in accordance with the recommendations of the Institution of Lighting Professionals in the 'Guidance Note 01/20 For The Reduction Of Obtrusive Light'. Details should also be submitted for approval of measures to minimise the use/hours of lighting and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Approved details shall be implemented prior to occupation/use of the relevant phase of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of residents and minimize impacts on adjacent land uses.

**17. Sustainable Design and Construction Strategies**

Prior to the commencement of above ground works of any phase of development, Sustainable Design and Construction strategies which includes full details of the measures that are to be incorporated into that phase of the development to achieve the requirements of planning policies shall be submitted to and approved in writing by the local planning authority in line with the Mayor's Sustainable Design and Construction SPG. The development shall be constructed in line with the approved energy and sustainability measures prior to the first occupation of any of the approved dwellings.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan 2021, policies LV5.2 and 7A of Ealing's Development Management DPD 2013, and policies 1.1(k) and 1.2(f) of Ealing's Development (Core) Strategy 2012 and Mayor's Sustainable Design and Construction SPG.

**18. Cycle Parking**

Notwithstanding the submitted plans, details of the cycle parking spaces shall be submitted to the Authority for approval. The approved spaces shall be provided prior to first use or occupation of any of the residential units or the leisure centre, whichever shall begin first and shall be maintained thereafter in accordance with the approved drawings.

Reason: To ensure that there is adequate provision for cycle parking within the site in accordance with policies 1.1, 1.2 & 2.1 of the Ealing Development (Core) Strategy (2012), policy 6.13 of the Ealing Development Management Development Plan Document (2013), The London Plan (2021), and The National Planning Policy Framework.

**19. Car Parking**

Prior to the occupation of the Leisure Centre hereby approved, a Car Parking Management Strategy shall be submitted and approved in writing by the Local Planning Authority. This Strategy shall detail the arrangements for management of:

- i. Visitor car parking
- ii. Residential car parking

- iii. Disabled persons car parking
- iv. Non-residential car parking

The Car Parking Management Strategy shall also include:

- a) Measures for preventing parking in undesignated places throughout the site;
- b) The provision of active Electric Vehicle Charging Points (EVCP) for a minimum of 20% of all car parking spaces and all remaining spaces with passive provision; and
- c) The safety and security measures to be incorporated within the development to ensure the safety of car parking areas. The car parking within a Phase shall be provided and managed in accordance with the approved strategy for that Phase for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason: To provide adequate facilities for disabled drivers, in accordance with Policy T6 of the London Plan 2021 and Ealing Development (Core) Strategy policy 1.1(h).

**20. Detailed Delivery and Servicing Plan (DSP)**

Prior to the occupation of the Leisure Centre hereby approved, a Delivery and Servicing Plan (DSP) for the relevant component/Phase detailing servicing arrangements, times and frequency and operational details, including swept path analysis, shall be submitted to and approved in writing by the Local Planning Authority. The servicing of each component shall be operated strictly in accordance with the details approved and shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: To ensure a satisfactory standard of residential amenity is provided for future occupiers of the residential units located above the approved non-residential units, in accordance with policy 1.1(j) of Ealing’s Development (or Core) Strategy (2012); policy 7A of Ealing’s Development Management DPD(2013), and Ealing’s interim SPG10: Noise and Vibration.

**21. Refuse Storage**

The refuse and recycling storage enclosures hereby approved shall be laid out in accordance with the approved drawings and these areas shall not thereafter be obstructed or used for any other purpose.

Reason: In the interests of the adequate disposal, storage and collection of waste and recycling, to protect the living conditions of occupiers of the area and in the interests of highway and pedestrian safety all in accordance with policies 1.1, 1.2 & 3.8 of the Ealing Development (Core) Strategy (2012), policies 3.5, 7A, & 7B of the Ealing Development Management Development Plan Document (2013), The London Plan (2021), and the National Planning Policy Framework

**22. Sound Insulation between**

Prior to commencement of above ground works on any phase of the development, details of the sound insulation performance of the separating walls, ceilings and floors between domestic and non-domestic premises within the same building of that phase, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the Noise Rating (NR) level associated with noise from non-domestic uses within the same building does not exceed NR25 (Leq,5mins) inside a bedroom and NR30 (Leq,5mins) inside a living room. Approved details shall be implemented prior to residential occupation of the



development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance Standard 30 of the Housing SPG and the London Plan (2021)

**23. External noise from machinery, equipment, extract/ventilation ducting, mechanical installations**

Prior to completion of superstructure works of any phase, details shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that the external rating noise level LAeq of sound emitted from noise generating plant (including machinery, ducting, air inlets and outlets, and mechanical installations) within that phase will be lower than the lowest existing background sound level LA90 by 10dBA at the most noise sensitive receiver locations at the development site and at surrounding premises.

The assessment shall be made in accordance with BS4142:2014, with all plant/equipment operating together at maximum capacity. A post installation sound assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation/ use of plant/ machinery/ equipment and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), the London Plan (2021), the National Planning Policy Framework and Interim guidance SPG 10 'Noise and Vibration'.

**24. Anti- vibration mounts and silencing of machinery etc.**

Prior to first occupation of non-domestic elements of the site, where relevant, Prior to first occupation of any part of the site, where relevant, machinery, plant or equipment/ extraction/ ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by vibration noise from mechanical installations/ equipment, in accordance with the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), the London Plan (2021), the National Planning Policy Framework and Interim guidance SPG 10 'Noise and Vibration'

**25. Extraction and Odour Control system for non-domestic kitchens**

Prior to the first installation of any extraction and odour control system for non-domestic kitchens and the swimming pool areas, as necessary, details shall be submitted to and approved in writing by the Local Planning Authority, of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the details of any extract duct and the vertical discharge outlet without cowl at least 1m above the eaves of the main building and at a distance of approximately 20.0m from any openable window. Approved details shall be implemented prior to the first commencement of the relevant use.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by smell or steam, in accordance with Interim Supplementary Planning Guidance 10, policies 1.1(j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management DPD (2013), The London Plan (2021), and the National Planning Policy Framework (2019).

**26. External Doors**

All external doors to non-domestic kitchens and swimming pool areas shall be fitted with self-closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows be fixed in an open position during the emission of noise, smell, steam or other effluent.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, smell, steam or other effluent

**27. Further Land Investigation**

Prior to the commencement of development hereby approved (with the exception of site clearance) a further site investigation and risk assessment shall be undertaken. This assessment must be undertaken by a competent person, and shall include:

- Additional rounds of ground gas monitoring (including periods of low and falling atmospheric pressure) to confirm the initial findings of the ground gas regime;
- Sampling of the made ground and natural soil encountered beneath the footprint of the existing leisure centre building within the southern site area;
- Further sampling and screening for asbestos within the vicinity of WS9 within the northern site area (north of the River Brent) where asbestos has been recorded;
- Further sampling and screening within the vicinity of WS1, WS2, WS4 and WS6, within the northern site area (south of the River Brent) where asbestos has been recorded within areas unlikely to undergo significant landscape enhancement/change.
- WAC testing of material (specifically within the area of basement excavation) to further assess waste disposal classification.

The findings of the site investigation and any necessary remediation requirements shall be submitted to the Local planning authority for approval in writing along with any necessary remediation requirements presented in a comprehensive Remediation Method Statement (RMS) prior to any remedial works commencing and any development works commencing.

Reason: To ensure the land contamination issues are addressed in accordance with policy 1.1 (j) of the adopted Local Development Framework (Core Strategy 2012), and Ealing Local Variation to London Plan Policy 5.21 of the Ealing Development Management Development Plan 2013.

**28. Remediation Verification Report**

Following completion of measures identified in any remediation scheme (following condition 27), a verification report that demonstrates the effectiveness of the

remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. The verification report submitted shall be in accordance with the latest Environment Agency guidance and industry best practice.

Reason: To ensure the land contamination issues are addressed in accordance with policy 1.1 (j) of the adopted Local Development Framework (Core Strategy 2012), and Ealing Local Variation to London Plan Policy 5.21 of the Ealing Development Management Development Plan 2013.

**29. Waste water infrastructure**

Development of any phase (with the exception of demolition and site clearance) shall not commence until a detailed drainage strategy for the disposal of foul and surface water and detailed design drawings detailing any on and/or off-site drainage works (including ground investigations), for that phase has been submitted to and approved in writing by the local planning authority for that particular phase. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The approved drainage strategy shall be fully implemented at the time of first occupation of part of the development and shall be retained thereafter.

Prior to commencement of any phase of development hereby approved (with the exception of demolition and site clearance), details of that phase should be submitted to and agreed with the Council which demonstrate that surface water run-off is restricted to greenfield run-off rates for the total site area to promote benefits which include bio-diversity, amenity, water quality and attenuation; surface water attenuation systems designed to accommodate the 1 in 100 years plus 40% climate change storm event; a detailed maintenance plan of the proposed drainage system for the lifetime of the development confirming owners/adopters of the drainage system to include measures, so far as practicable for surface water drainage attenuation from the roof terraces/amenity areas and 'green' SuDS.

Reason: To ensure that the development does not cause adverse local environmental impact and to accord with The London Plan (2021); policies 1.1 and 1.2 of the adopted Ealing Development (Core) Strategy (2012); policy 5.12 of the Ealing Development Management Development Plan Document (2013) and the National Planning Policy Framework

**30. Fire Statement**

The development hereby permitted shall be implemented in accordance with the terms and provisions of the Leisure Centre & Non-Residential Fire Safety Statement, and Residential Fire Safety Statement as relevant, both prepared by IFC dated May 2019 accompanying the application.

Reason: In the interests of public safety and in accordance with London Plan Policies D5 and D12.

**31. Solar Glare**

Prior to commencement of the superstructure works of any phase of development, measures to demonstrate that the design and materials selected for the windows and cladding of the buildings forming part of that phase will not have an adverse effect on the amenities of the area and the enjoyment by neighbouring residents of their homes,

shall be submitted to and approved in writing by the LPA. The buildings of the development shall be constructed in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings in accordance with policies 1.1(h) and 2.1(c) of the Ealing Development Strategy (2012), and policy 7B of the Ealing Development Management Development Plan Document 2013.

### **32. River Brent Management**

No development shall take place until a scheme for the provision and management of a 10 metre wide buffer zone alongside the River Brent has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting and formal landscaping.

The scheme shall include:

- Plans showing the extent and layout of the buffer zone.
- Details of any proposed planting scheme (for example, native species).
- Details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- Details of any proposed footpaths
- Details of any proposed lighting, including a detailed external lighting plan of lux levels expected within the buffer zone and channel, not exceeding 2 lux.
- Details of overshadowing from the proposed buildings
- Details of any in channel works to improve WFD status.

Reason: To safeguard the ecological interests of the River.

### **33. Archaeological Investigation**

No development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, a method statement for protecting and preserving buried archaeological remains in-situ
- C. Where appropriate, details of a programme for delivering related positive public benefits
- D. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in

accordance with the programme set out in the stage 2 WSI. Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Reason: To safeguard the archaeological interest on this site.

**34. Design Out Crime**

All development hereby approved must comply with 'Secured by Design' standards. Prior to the commencement of any above ground works of any phase of the development, the applicant must provide evidence of compliance with the standards of 'Secured by Design' for that phase to the Local Planning Authority for written approval in consultation with the Metropolitan Police Crime Prevention Design Advisor.

Reason: To ensure that opportunities to commit crime are reduced, and in order that the new buildings incorporate appropriately designed security features, in accordance with policies 4.1, 4.4 and 5.5 of the adopted Ealing's Development (Core) Strategy 2026 (3rd April 2012) and Development Management DPD (December 2013)

**35. Water Network**

No properties shall be occupied until confirmation has been provided that either:  
- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or  
- a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

**36. Flood Risk**

Prior to occupation of any phase of the development, the detailed design approach of that phase in relation to flood risk mitigation and safety, including details of the proposed flood warning and evacuation plan should be agreed in writing with the Environment Agency. Approved details shall be implemented prior to the commencement of use of that phase on site.

Reason: To ensure flood mitigation measures are implemented on the site in accordance with Ealing Local Variation to London Plan Policy 5.12 Flood Risk Management of the Ealing Development Management Development Plan Document (2013), Policy S113 of The London Plan (2021), and the National Planning Policy Framework.

**37. Wind and Microclimate**

The measures set out in the Pedestrian Level Wind Microclimate Assessment prepared by RWDI (ref: RWDI #1703067-REV C dated Feb 2020) will be adhered to through the construction of the development.

Reason: In the interests of the living conditions of the future occupiers of the site in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), The London Plan (2021), and the National Planning Policy Framework.

**38. Construction and Demolition Management Plan**

Should there be any deviation from the approved Construction Management Plan, an amended site demolition and construction method statement/ management plan for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency for each phase. The method statement/management plan shall include the following:

- a) The anticipated number of on-site construction workers and details of the transport options and parking facilities for them;
  - b) anticipated number, frequency and size of construction vehicles entering/exiting the site
  - c) delivery times and booking system (staggered to avoid morning and afternoon school run peak periods)
  - d) site access for construction traffic and contractor staff parking and associated signage and required works to facilitate this.
  - e) consolidated or re-timed trips
  - f) dust suppression measures to the standards set out in the 'Best Practice Guidance: The control of dust and emissions from construction and demolition'.
  - g) wheel washing provisions
  - h) site security
  - i) secure, off-street loading and drop-off facilities
  - j) vehicle manoeuvring and turning, including swept path diagrams to demonstrate how vehicles will access the site and be able to turn into and emerge from the site in forward gear.
  - k) details as to the locations for the storage of building materials and construction debris and contractors offices
  - l) procedures for on-site contractors to deal with complaints from local residents.
- Such details and phasing as necessary shall be agreed in writing and implemented prior to the commencement of works of each phase on site and thereafter retained for the duration of the works.

Reason: To protect the amenity of local residents, to ensure adequate highway and site safety in accordance with policies 1.1, 1.2, 2.1 & 2.8 of the Ealing Core Strategy (2012), Greater London Authority Best Practice Guidance 'The Control of Dust and Emissions from Construction and Demolition (2006), BS 5228-1:2009 - Code of practice for noise & vibration control on construction & open sites-Part 1: Noise.

**39. Travel Plan**

Prior to the occupation of the development, the details of a:

- 1. Residential Land Use Travel Plan and
  - 2. Commercial and Leisure Centre Land Use Travel Plan
- shall have been submitted to and approved by the local planning authority and such agreed measures shall be implemented prior to the first occupation of each use of the approved development.

Reason: To promote the use of modes of transport, other than the use of private motor

vehicles, in pursuance of the Council's policies on sustainable transport in accordance with policy 1.1 of the adopted Ealing Development (Core) Strategy 2012, The London Plan 2021 and the National Planning Policy Framework.

**40. Sales and Marketing Suite**

Prior to its implementation, details regarding the location and design of the temporary marketing suite, including matters such as:

- Design details
- access arrangements,
- parking,
- opening hours
- duration of use

are to be submitted to and approved by the Local Planning Authority. The Sales and Marketing Suite shall be implemented and operated in accordance with the details approved and shall be maintained as such thereafter for its duration.

Reason: To ensure the suitability of the structure onsite and adherence with policies 7A and 7B of Ealing's Development Management DPD (December 2013)

**41. Temporary Arrangements**

Prior to the commencement of each relevant phase (with the exception of site clearance and enabling works), details of any temporary arrangements and/or works relevant to that phase, such as building and public realm interfaces or treatments, and any relevant temporary uses (as applicable), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To facilitate temporary arrangements during construction works without prejudice to the construction phasing.

**42. Roof terrace / amenity space / balcony side screens**

Prior to the fitting out of the roof top amenity areas or balcony side screens of any phase of development hereby approved, details of screening to the perimeters of the roof terrace amenity areas for that phase shall be submitted to and approved by the Local Planning Authority.

Reason: To safeguard the visual and residential amenities of neighbouring residents and of the area in accordance with policies 7.19 and 7.21 of the London Plan 2015.

**43. Bat Roosts**

No demolition works shall take place until safe access has been provided to a licenced ecologist/ bat worker to assess the loft spaces for evidence of bats. In the event that evidence is found the local planning authority shall be notified immediately and all work shall cease until measures including surveys, mitigation and/or licencing have been submitted to and agreed with the local planning authority to include as appropriate the installation of replacement roosts.

Reason: To safeguard bio-diversity interests and protected species in accordance with Policy 5.4 of the Ealing Development (Core) Strategy 2012.

**44. Ecological Mitigation and Management Plan (EMMP)**

Prior to occupation of the development hereby approved, an Ecological Mitigation and Management Plan (EMMP) shall be submitted to and approved in writing by the Local

Planning Authority showing the details of the mitigation and enhancement measures and their management including the installation of new biodiverse habitat, tree and shrub planting and installation of bird boxes and bat boxes on the Site.

Reason: To comply with Council policy in the interests of ecological protection and enhancement.

**45. Circular Economy Statement**

The development hereby approved shall not commence until a Circular Economy Statement (CES) has been submitted to and approved in writing by the local planning authority. The CES shall demonstrate compliance with draft GLA 'Circular Economy Statement Guidance' (October 2020) on how to integrate circular economy principles.

Reason: To demonstrate the development integrates circular economy principles in accordance with London Plan Policies S17 and D3.

**46. Lift Installation**

Prior to the occupation of each building within the development hereby approved, until confirmation has been submitted in writing to the Local Planning Authority for approval to confirm that all lifts within the relevant building(s) have been commissioned and are ready for use.

Reason: In the interests of the amenities of residents.

**47. Whole Life-Cycle Carbon Assessment**

The development hereby approved shall not commence until a Whole Life-Cycle (WLC) Carbon Assessment has been submitted to and approved in writing by the local planning authority. The submitted Assessment shall demonstrate compliance with draft GLA 'Whole Life-Cycle carbon Assessments Guidance' (October 2020) on how to calculate and reduce whole life-cycle carbon emissions to capture the development's carbon impact.

Reason: To assess and implement measures to minimise the carbon life-cycle of the development in accordance with London Plan Policy S12(F).

**48. Phasing Plan**

Prior to commencement of the development hereby approved, a Phasing Plan shall be submitted to and approved by the Local Planning Authority. All development shall be carried out in the phases identified in the Phasing Plan unless otherwise agreed in writing with the Local Planning Authority. The approved Phasing Plan may be amended from time to time to reflect changes to the phasing of the development, subject to obtaining the prior written approval of the Local Planning.

Reason: To ensure the orderly and satisfactory development of the Site, in the interests of highway safety and to assist in achieving the planning benefits of the comprehensive Regeneration Scheme, whilst allowing sufficient flexibility to enable the development to be delivered in a satisfactory manner.



**49. BMX track relocation**

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing and following consultation with Sport England, by the Local Planning Authority, a scheme detailing the replacement BMX facility. The scheme shall include:

- How the scheme is of, at least, equivalent quantity and quality as the existing BMX facility to be lost by the development hereby permitted;
- Details of the replacement BMX facility including its scale, type, design and location
- Timetable, phasing and maintenance programme to ensure the delivery of the scheme following the commencement of this development hereby permitted; and
- Plan for users of the existing BMX facility to have access to an alternative facility or facilities for any interim period between the loss of the existing BMX facility and its replacement being available for use.

The approved scheme shall be implemented in full and in accordance with the timescales and phasing programme.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory playing field provision according with paras. 92, 96 and 97 of the NPPF and Development Plan Policy.

**50. Road Layout**

Notwithstanding the details submitted with the application; details of the internal road layout of the development and the two accesses to the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works. The details should include lining and signing for all the proposed roads, junction modelling for those proposed two accesses to the development and safety audits of the development (accesses, internal road layouts and parking & service areas).

Reason: In the interests of highway safety.

**51. Road Safety Audit**

It is acknowledged that a Stage One Road Safety Audit (RSA1) was completed in 2020 and notwithstanding the details submitted with the application; Stage 2 and 3 Road Safety Audits for internal road layout of the development, the two permanent vehicular accesses to the development, parking area and service areas shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the development.

Reason: In the interests of highway safety.

**52. Ventilation**

Prior to the commencement of the development, details shall be submitted to and approved by the Local Planning Authority, for the installation in the dwellings of a filtered fresh air ventilation system capable of mitigating elevated concentrations of nitrogen oxides and particulate matter in the external air. The details to be submitted shall include the arrangements for continuously maintaining the operational efficiency of the system. The ventilation system as approved shall be completed prior to occupation and shall be retained permanently thereafter.

Reason: In the interests of amenity.

**53. Noise from external sources**

Prior to commencement of the development, a noise assessment (according to standards of the Council's SPG10) shall be submitted to the Council for approval in writing, of external noise

levels from transport and industrial/ commercial/ cultural sources. Details shall include the sound insulation of the building envelope including glazing specifications (laboratory tested including frames, seals and any integral ventilators, approved in accordance with BS EN ISO 10140-2:2010) and of acoustically attenuated mechanical ventilation and cooling as necessary (with air intake from the cleanest aspect of the building and details of self-noise) to achieve internal room standards of SPG10 and noise limits specified by BS8233:2014.

Details of best practicable mitigation measures to achieve these criteria also in external amenity shall be submitted. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the future occupiers of the site in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), Ealing SPG10 and the National Planning Policy Framework (2019)

**54. Approved Plans/Documents**

Plans

180237 3DR MP 00 DR A 00100 Existing Site Location Plan 1:2000 A1 P06 180237 3DR MP 00 DR A 00101 Existing Site Plan 1:1000 A1 P06 180237 3DR MP 00 DR A 00102 Demolition Plan 1:1000 A1 P06 180237 3DR MP 00 DR A 00103 Existing & Proposed MOL 1:1000 A1 P08 180237 3DR MP 00 DR A 00104 Proposed Site Location Plan 1:1000 A1 P08 180237 3DR MP 00 DR A 00105 Proposed Site Plan 1:1000 A1 P08 180237 3DR MP B DR A 00199 Proposed Basement Plan LB 1:500 A1 P07 180237 3DR MP 00 DR A 00200 Proposed Ground Floor Plan L00 1:500 A1 P09 180237 3DR MP 01 DR A 00201 Proposed First Floor Plan L01 1:500 A1 P09 180237 3DR MP 02 DR A 00202 Proposed Second Floor Plan L02 1:500 A1 P09 180237 3DR MP 03 DR A 00203 Proposed Third Floor Plan L03 1:500 A1 P09 180237 3DR MP 04 DR A 00204 Proposed Fourth Floor Plan L04 1:500 A1 P09 180237 3DR MP 05 DR A 00205 Proposed Fifth Floor Plan L05 1:500 A1 P09 180237 3DR MP 06 DR A 00206 Proposed Sixth Floor Plan L06 1:500 A1 P09 180237 3DR MP 07 DR A 00207 Proposed Seventh Floor Plan L07 1:500 A1 P09 180237 3DR MP 08 DR A 00208 Proposed Eighth Floor Plan L08 1:500 A1 P09 180237 3DR MP 09 DR A 00209 Proposed Ninth Floor Plan L09 1:500 A1 P09 180237 3DR MP 10 DR A 00210 Proposed Tenth Floor Plan L10 1:500 A1 P09 180237 3DR MP 11 DR A 00211 Proposed Eleventh Floor Plan L11 1:500 A1 P09 180237 3DR MP 12 DR A 00212 Proposed Twelfth Floor Plan L12 1:500 A1 P09 180237 3DR MP 13 DR A 00213 Proposed Thirteenth Floor Plan L13 1:500 A1 P09 180237 3DR MP 14 DR A 00214 Proposed Fourteenth Floor Plan L14 1:500 A1 P09 180237 3DR MP 15 DR A 00215 Proposed Fifteenth Floor Plan L15 1:500 A1 P09 180237 3DR MP 16 DR A 00216 Proposed Sixteenth Floor Plan L16 1:500 A1 P09 180237 3DR MP 17 DR A 00217 Proposed Roof Plan L17 1:500 A1 P09 180237 3DR MP 00 DR A 00250 Proposed West Relationship with Surrounding Context 1:200 A1 P01 180237 3DR MP 00 DR A 00251 Proposed East Relationship with Surrounding Context 1:200 A1 P01 180237 3DR MP XX DR A 00301 Proposed Long Section AA' and Short Section BB' in context 1:500 A1 P05 180237 3DR MP XX DR A 00302 Proposed Short Section CC' and Short Section DD' in context 1:500 A1 P04 180237 3DR MP XX DR A 00303 Existing vs Proposed Levels 1:500 A1 P01 180237 3DR MP XX DR A 00401 Proposed North Elevation and South Elevation in context 1:500 A1 P05 180237 3DR MP XX DR A 00402 Proposed East Elevation and West Elevation in context 180237 3DR GLC 00 DR A 00100 GLC - Existing Ground Floor Plan L00 1:100 A0 P06 180237 3DR GLC 01

DR A 00101 GLC - Existing First Floor Plan L01 1:100 A0 P06 180237 3DR GLC B  
 DR A 00199 GLC - Proposed Basement Plan LB 1:100 A0 P05 180237 3DR GLC 00  
 DR A 00200 GLC - Proposed Floor Plan L00 1:100 A0 P07 180237 3DR GLC 01 DR  
 A 00201 GLC - Proposed Floor Plan L01 1:100 A0 P06 180237 3DR GLC 02 DR A  
 00202 GLC - Proposed Floor Plan L02 1:100 A0 P06 180237 3DR GLC 02 DR A 00203  
 GLC - Proposed Roof Plan 1:100 A0 P06 180237 3DR GLC B DR A 00250 GLC -  
 Proposed Basement Plan LB 1:200 A0 P03 180237 3DR GLC XX DR A 00301 GLC -  
 Building A/B - Proposed Longitudinal Section AA' 1:100 A0 P04 180237 3DR GLC XX  
 DR A 00302 GLC - Building A/B - Proposed Longitudinal Section BB' 1:100 A0 P05  
 180237 3DR GLC XX DR A 00401 GLC - Building A/B - Proposed North Elevation  
 1:100 A0 P05 180237 3DR GLC XX DR A 00402 GLC - Building A/B - Proposed East  
 Elevation 1:100 A0 P05 180237 3DR GLC XX DR A 00403 GLC - Building A/B -  
 Proposed South Elevation 1:100 A0 P05 180237 3DR GLC XX DR A 00404 GLC -  
 Building A/B - Proposed West Elevation 1:100 A0 P06 180238 3DR GLC XX DR A  
 00405 GLC - Building A Inside Elevation 1:100 A0 P05 180239 3DR GLC XX DR A  
 00406 GLC - Building B Inside Elevation 1:100 A0 P05 180237 3DR AB 00 DR A 00200  
 Building A/B - Proposed Floor Plan L00 1:100 A0 P11 180237 3DR AB 01 DR A 00201  
 Building A/B - Proposed Floor Plan L01 1:100 A0 P07 180237 3DR AB 01 DR A 00202  
 Building A/B - Proposed Floor Plan L02 1:100 A0 P07 180237 3DR AB 01 DR A 00203  
 Building A/B - Proposed Floor Plan L03 1:100 A0 P07 180237 3DR AB 01 DR A 00204  
 Building A/B - Proposed Floor Plan L04 1:100 A0 P07 180237 3DR AB XX DR A 00205  
 Building A/B - Proposed Floor Plan L05 1:100 A0 P07 180237 3DR AB XX DR A 00206  
 Building A/B - Proposed Floor Plan L06 1:100 A0 P06 180237 3DR AB XX DR A 00207  
 Building A/B - Proposed Floor Plan L07 1:100 A0 P06 180237 3DR AB XX DR A 00208  
 Building A/B - Proposed Floor Plan L08 1:100 A0 P06 180237 3DR AB XX DR A 00209  
 Building A/B - Proposed Floor Plan L09 1:100 A0 P06 180237 3DR AB XX DR A 00210  
 Building A/B - Proposed Floor Plan L10 1:100 A0 P06 180237 3DR AB XX DR A 00211  
 Building A/B - Proposed Floor Plan L11 1:100 A0 P06 180237 3DR AB XX DR A 00212  
 Building A/B - Proposed Floor Plan L12 1:100 A0 P06 180237 3DR AB XX DR A 00213  
 Building A/B - Proposed Floor Plan L13 1:100 A0 P06 180237 3DR AB XX DR A 00214  
 Building A/B - Proposed Floor Plan L14 1:100 A0 P06 180237 3DR AB 13 DR A 00215  
 Building A/B - Proposed Roof Plan 180237 3DR CD B DR A 00199 Building C/D -  
 Proposed Basement Plan LB 1:200 A0 P05 180237 3DR CD 00 DR A 00200 Building  
 C/D - Proposed Ground Floor Plan L00 1:100 A0 P07 180237 3DR CD 01 DR A 00201  
 Building C/D - Proposed Floor Plan L01 1:100 A0 P06 180237 3DR CD 02 DR A 00202  
 Building C/D - Proposed Floor Plan L02 1:100 A0 P06 180237 3DR CD 03 DR A 00203  
 Building C/D - Proposed Floor Plan L03 1:100 A0 P06 180237 3DR CD 04 DR A 00204  
 Building C/D - Proposed Floor Plan L04 1:100 A0 P06 180237 3DR CD 05 DR A 00205  
 Building C/D - Proposed Floor Plan L05 1:100 A0 P06 180237 3DR CD 06 DR A 00206  
 Building C/D - Proposed Floor Plan L06 1:100 A0 P06 180237 3DR CD 07 DR A 00207  
 Building C/D - Proposed Floor Plan L07 1:100 A0 P06 180237 3DR CD 08 DR A 00208  
 Building C/D - Proposed Floor Plan L08 1:100 A0 P06 180237 3DR CD 09 DR A 00209  
 Building C/D - Proposed Floor Plan L09 1:100 A0 P06 180237 3DR CD 10 DR A 00210  
 Building C/D - Proposed Floor Plan L10 1:100 A0 P06 180237 3DR CD 11 DR A 00211  
 Building C/D - Proposed Floor Plan L11 1:100 A0 P06 180237 3DR CD 12 DR A 00212  
 Building C/D - Proposed Floor Plan L12 1:100 A0 P06 180237 3DR CD 13 DR A 00213  
 Building C/D - Proposed Floor Plan L13 1:100 A0 P06 180237 3DR CD 14 DR A 00214  
 Building C/D - Proposed Floor Plan L14 1:100 A0 P06 180237 3DR CD 15 DR A 00215  
 Building C/D - Proposed Floor Plan L15 1:100 A0 P06 180237 3DR CD 16 DR A 00216  
 Building C/D - Proposed Floor Plan L16 1:100 A0 P06 180237 3DR CD 17 DR A 00217  
 Building C/D - Proposed Roof Plan 1:100 A0 P05 180237 3DR CD XX DR A 00301

Building C/D - Proposed Longitudinal Section AA' 1:100 A0 P04 180237 3DR CD XX DR A 00302 Building C/D - Proposed Cross Section BB' 1:100 A0 P04 180237 3DR CD XX DR A 00401 Building C/D - Proposed Elevation - Sheet 1 of 4 1:100 A0 P05 180237 3DR CD XX DR A 00402 Building C/D - Proposed Elevation - Sheet 2 of 4 1:100 A0 P05 180237 3DR CD XX DR A 00403 Building C/D - Proposed Elevation - Sheet 3 of 4 1:100 A0 P05 180237 3DR CD XX DR A 00404 Building C/D - Proposed Elevation - Sheet 4 of 4 180237 3DR EF 00 DR A 00250 Building E/F - Proposed Ground Floor Plan L00 1:100 A0 P07 180237 3DR EF 01 DR A 00251 Building E/F - Proposed Floor Plan L01 1:100 A0 P06 180237 3DR EF 02 DR A 00252 Building E/F - Proposed Floor Plan L02 1:100 A0 P06 180237 3DR EF 03 DR A 00253 Building E/F - Proposed Floor Plan L03 1:100 A0 P06 180237 3DR EF 04 DR A 00254 Building E/F - Proposed Floor Plan L04 1:100 A0 P06 180237 3DR EF 05 DR A 00255 Building E/F - Proposed Floor Plan L05 1:100 A0 P06 180237 3DR EF 06 DR A 00256 Building E/F - Proposed Floor Plan L06 1:100 A0 P06 180237 3DR EF 07 DR A 00257 Building E/F - Proposed Floor Plan L07 1:100 A0 P06 180237 3DR EF 08 DR A 00258 Building E/F - Proposed Floor Plan L08 1:100 A0 P06 180237 3DR EF 09 DR A 00259 Building E/F - Proposed Floor Plan L09 1:100 A0 P06 180237 3DR EF 10 DR A 00260 Building E/F - Proposed Roof Floor Plan 1:100 A0 P05 180238 3DR EF XX DR A 00351 Building E/F - Proposed Longitudinal Section AA' - BB' 1:100 A0 P04 180237 3DR EF XX DR A 00405 Building E/F - Proposed Elevation - Sheet 1 of 3 1:100 A0 P05 180237 3DR EF XX DR A 00406 Building E/F - Proposed Elevation - Sheet 2 of 3 1:100 A0 P05 180237 3DR EF XX DR A 00407 Building E/F - Proposed Elevation - Sheet 3 of 3 1:100 A0 P05

Documents

Planning Statement (Barton Willmore, April 2020), Design and Access Statement (3DR April 2020), Landscape Design and Access Statement (HED May 2020), Urban Greening Factor Calculation (HED April 2020), UGF Drawing: GULC-HED-1277-00-EX-DR-L-1111 P00, Townscape and Visual Impact Assessment (HED April 2020), Lighting Assessment (CPW, April 2020), Transport Assessment (Systra, April 2020), Transport Addendum (Systra, 22/10/2020), Delivery and Servicing Plan (Systra, April 2020), Residential Travel Plan (Systra, April 2020), Statement of Community Involvement (MPC April 2020) Addendum to SCI (MPC, May 2020), and Post-Submission Engagement Summary (MPC, March 2021) Updated Energy Assessment (CPW, August 2020),

Sustainability Statement (CPW, April 2020), Flood Risk Assessment (Parmabrooke April 2020), Clarification to River Brent Hydraulic Modelling Study incl. Annex 1 Channel Section Survey and Annex 2 Mannings Sensitivity Analysis (Letter prepared by Wheetwood dated 09/10/2020), Stage 2 Civil Report (Parmabrooke, October 2019) Ecological Appraisal (The Ecology Consultancy, April 2020), Biodiversity Net Gain Assessment (The Ecology Consultancy, May 2020), Biodiversity Net Gain Metric Calculation Tool (The Ecology Consultancy May 2020 – Excel File), Bat Roost Assessment (The Ecology Consultancy April 2020), Update Bat Survey Report (The Ecology Consultancy Nov 2020), Arboricultural Impact Assessment (The Ecology Consultancy April 2020), Daylight, Sunlight and Overshadowing Report (Point 2, April 2020), Archaeological Desk Based Assessment (RPS, August 2020), Geoenvironmental Site Investigation (RSK, April 2020), Planning Noise Assessment (Cole Jarman, April 2020), Air Quality Assessment (REC, May 2020), Ventilation Extract Details (CPW, April 2020), Construction Management Plan (Willmott Dixon, May 2020), Residential Fire Safety Report (IFC Group, May 2019), Non-Resi Fire Safety Report (IFC Group, June 2019), Wind and Microclimate Report (RWDI May

2020), Viability Assessment (James.R.Brown, April 2020), Alternative Site Assessment (Barton Willmore, May 2020).

Reason: For the avoidance of doubt.

**Informatives:**

The decision to grant planning permission has been taken having regard to the policies and proposals in the Ealing Development (Core) Strategy 2012, the Ealing Development Management Development Plan Document 2013, the London Plan 2011 (including Revised Early Minor Alterations), Intend to Publish London Plan, the National Planning Policy Framework 2019 and to all relevant material considerations including Supplementary Planning Guidance and the National Design Guide The scheme complied with policy and guidance. The Local Planning Authority delivered the decision proactively in accordance with requirements of the National Planning Policy Framework.

National Planning Policy Framework 2019

National Design Guide 2019

London Plan, 2021

GG1 – Strong and inclusive communities  
GG2 – Making Best use of land  
GG3 – Creating a healthy city  
GG4- Delivering the homes Londoners need  
GG5 Growing a good economy  
GG6 – Increasing efficiency and resilience  
H1 – Increasing Housing Supply  
H4 - Delivering Affordable Housing  
H5 – Threshold Approach to Applications  
H6 – Affordable Housing Tenure  
H10 - Housing Size Mix  
D1 – London’s Form Character and Capacity for Growth  
D2 – Infrastructure Requirements  
D3 – Optimising Site Capacity  
D4 – Delivering Good Design  
D5 – Inclusive Design  
D6 – Housing quality and standards  
D7 -Accessible Housing  
D8 - Public Realm  
D9 – Tall buildings  
D12 - Fire Safety  
D13 – Agent of Change  
S4 – Play & Informal Recreation  
S5 – Sports & Recreation Facilities  
HC1 – Heritage Conservation  
G1 – Green infrastructure  
G4 – Open Space  
G3 - Metropolitan Open Land  
G5 – Urban Greening  
G6 – Biodiversity  
G7 – Trees  
SI 7 – Reducing Waste and Supporting the Circular Economy

S11 – Improving Air Quality  
S13 – Energy Infrastructure  
S14– Managing Heat Risk  
S15 – Water Infrastructure  
S12 - Minimising CO<sub>2</sub> emissions  
S113 - Sustainable Drainage  
T1 Strategic approach to transport  
T2 Healthy Streets  
T3 Transport capacity, connectivity and safeguarding  
T4 Assessing and mitigating transport impacts  
T5 Cycling  
T6 Car parking  
T6.1 Residential parking  
T6.4 Hotel and leisure uses parking  
T6.5 Non-residential disabled persons parking  
T7 Deliveries, servicing and construction  
T9 Funding transport infrastructure through planning

DF1 - Delivery of the Plan and Planning Obligations

Ealing Adopted Development (or Core) Strategy (April 2012)

Chapter 1 - Vision for Ealing 2026  
1.1 Spatial Vision for Ealing  
1.2 Delivery of the Vision for Ealing 2026  
2.18 Green Infrastructure  
2.1 - Realising the potential of the Uxbridge Road/ Crossrail Corridor  
2.5 - Revitalise Ealing Metropolitan Town Centre  
3.8 Residential Neighbourhoods  
Chapter 4 – Enhancing Residential Hinterlands and North – South Links  
5.2 Minimising Carbon Emissions  
5.4 Protect the Natural Environment  
5.5 Promoting Parks, Local Green Space and Addressing Deficiency  
5.10 Urban Greening  
Chapter 6 – Ensuring Sustainable Delivery  
6.1 Physical Infrastructure  
6.2 Social Infrastructure  
6.3 Green Infrastructure  
6.4 Planning Obligations and Legal Agreements

Ealing Adopted Development Management Development Plan Document (December 2013):

Ealing Local Variation to London Plan Policy 3.4 Optimising Housing Potential  
Ealing Local Variation to London Plan Policy 3.5 Quality and Design of Housing Developments  
Policy 3A Affordable Housing  
Ealing Local Variation to London Plan Policy 5.2 Minimising Carbon Dioxide Emissions & 5.2.3. Post-construction energy equipment monitoring.  
Ealing Local Variation to London Plan Policy 5.10 Urban Greening  
Ealing Local Variation to London Plan Policy 5.11 Green Roofs and Development Site Environs  
Ealing Local Variation to London Plan Policy 5.12 Flood Risk Management  
Ealing Local Variation to London Plan Policy 5.21 Contaminated Land  
Ealing Local Variation to London Plan Policy 6.13 Parking  
Policy 7A Amenity

Ealing Local Variation to London Plan Policy 7.3 Designing Out Crime  
Ealing Local Variation to London Plan Policy 7.4 Local Character  
Policy 7B Design Amenity  
Policy 7C - Heritage  
Ealing Local Variation to London Plan Policy 7.7 Location and design of tall and large buildings  
Policy 7D Open Space  
EA Ealing Local Policy Presumption in Favour of Sustainable Development  
Policy 7.12 -London View Management Framework (K Ealing Town Hall)

London Plan Supplementary Planning Guidance

Affordable Housing and Viability SPG (August 2017)  
Housing SPG (November 2016)  
Accessible London: achieving an inclusive environment  
Sustainable Design & Construction  
Shaping Neighbourhoods: Play and Informal Recreation  
Energy Assessment Guidance (2016)

Mayor's Sustainable Design & Construction SPG

2.5.36 (Best Practice) post-construction monitoring.

Ealing Supplementary Planning Documents/Interim Guidance

Sustainable Transport for New Development SPD (December 2013)  
Planning New Garden Space SPD  
Legal Agreements SPD  
Interim Guidance (SPG 3): Air Quality  
Interim Guidance (SPG 10): Noise and Vibration  
Ealing Strategic Housing Market Assessment Update

2. Demolition and construction works, audible beyond the boundary of the site shall only be carried on between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Bank Holidays. No bonfires shall be lit on site.

BPM & mitigation measures can be found in the following guidance:

- i. 'Guidance on the Assessment of dust from demolition and construction', IAQM, February 2014
- ii. 'The control of dust and emissions from Construction and Demolition' Draft SPG, GLA, 2013
- iii. BS 5228-1:2009 - Code of practice for noise & vibration control on construction & open sites-Part 1: Noise

3. Prior to the commencement of any site works, all sensitive properties surrounding the site boundary shall be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom an enquiry/complaint should be directed. A minimum written period of 1 month would be required.

4. Dust mitigation and control of exhaust emissions from construction vehicles should comply with the Mayor's (GLA and London Councils) 'Best Practice Guidance' to control dust and emissions from construction.

5. The developer will be liable for the cost of any repairs to damage to the footway directly resulting from the construction work. It is recommended that a footway/carriage way condition survey is carried out prior to the start of construction work, in conjunction with the Highways Section.

6. To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, and offers and encourages a comprehensive pre-application advice service, all of which is available on the Council's website and outlined in a 24 hours automated telephone system.

7. Ground Investigation:

a) Reference should be made at all stages to appropriate current guidance and codes of practice this would include:

- The report of the findings must include:  
A timetable of works and site management procedures.
  - (i) a survey of the extent, scale and nature of contamination;
  - (ii) an assessment of the potential risks to:
    - human health,
    - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
    - adjoining land,
    - groundwater and surface waters,
    - ecological systems,
    - archaeological sites and ancient monuments
- Model Procedures for the Management of Land Contamination, CLR 11, Environment Agency, 2004
- Updated technical background to the CLEA model, Science Report: SC050021/SR3, Environment Agency, 2009
- LQM/CIEH Generic Assessment criteria for Human Health Risk Assessment (2nd Edition), 2009
- BS10175:2011 Investigation of potentially contaminated sites – Code of Practice
- Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination; Environment Agency, 2001
- Verification of Remediation of Land Contamination', Report: SC030114/R1, Environment Agency, 2010
- National Planning Policy Framework (Paragraph 109, 120, 121);
- Guidance for the safe development of housing on land affected by contamination, NHBC & Environment Agency, 2008

b) Clear site maps should be included in the reports showing previous and future layouts of the site, potential sources of contamination, the locations of all sampling points, the pattern of contamination on site, and to illustrate the remediation strategy.

c) All raw data should be provided in a form that can be easily audited and assessed by the council. (e.g. trial pit logs and complete laboratory analysis reports)

d) on-site monitoring for ground gases with any relevant laboratory gas analysis;

*'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases, (C735), CIRIA, August 2014*

e) Details as to reasoning, how conclusions were arrived at and an explanation of the decisions made must be included. (e.g. the reasons for the choice of sampling locations and depths).

8. Noise:

a) SPG10 requires that acoustic measurements are carried out and that precise calculations are made for the building envelope insulation. In calculating the minimum sound reductions the following is required:

- A precise sound insulation calculation under the method given at BS EN12354-3: 2000, for the various building envelopes, using the worst case one hour data (octave band linear noise spectra from 63 Hz - 4k Hz) by night and day, to arrive at the minimum sound reductions necessary to meet the SPG10 internal data.



- Approved laboratory sound insulation test certificates for the chosen windows, including frames and seals and also for ventilators, in accordance with BS EN ISO 140-3: 1995 & BS EN ISO 10140-2:2010, to verify the minimum sound reductions calculated.
- Compliance with the internal and external criteria set at SPG10

9. Ground Water discharge - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections

are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

10. A ground water risk management permit from Thames Water will be required for discharging ground water into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

11. Legal changes under the water Industry (Scheme for the adoption of private sewers) regulations 2011 mean that the sections of pipes you share with neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend that you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit the Thames Water website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

12. The Mayor's Community Infrastructure Levy (CIL) was adopted on 01/04/2012. This has introduced a charging system within Ealing of £60 per sqm of gross internal area to be paid to the GLA.

13. The developer is advised that should any external plant be installed the rating noise level emitted from the proposed external plant and machinery at the proposed development, as assessed under BS4142: 1997, shall be lower than the existing background noise level by at least 5 dBA as measured at 3.5 m from the nearest ground floor sensitive facade and 1m from upper floor noise sensitive facades, during the relevant periods of operation.

#### Network Rail

14. The developer must ensure that their proposal, both during construction and after completion does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure

- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

Network Rail strongly recommends the developer complies with the following comments and requirements to maintain the safe operation of the railway and protect Network Rail's infrastructure.

#### Future maintenance

The applicant must ensure that any construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of/ or encroaching upon Network Rail's adjacent land and air-space. Therefore, any buildings are required to be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary.

This requirement will allow for the construction and future maintenance of a building without the need to access the operational railway environment. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works as well as adversely impact upon Network Rail's maintenance teams' ability to maintain our boundary fencing and boundary treatments. Access to Network Rail's land may not always be granted and if granted may be subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant.

As mentioned above, any works within Network Rail's land would need approval from the Network Rail Asset Protection Engineer. This request should be submitted at least 20 weeks before any works are due to commence on site and the applicant is liable for all associated costs (e.g. a l l possession, site safety, asset protection presence costs). However, Network Rail is not required to grant permission for any third-party access to its land.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

**Scaffolding**

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

**Piling**

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

**Fencing**

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point during or post construction should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation within Network Rail's land boundary must not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

**Lighting**

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**

The potential for any noise/vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**

Where a proposal calls for hard standing area/parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

**Landscaping**

Any trees/shrubs to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. Network Rail wish to be involved in the approval of any landscaping scheme adjacent to the railway. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network

Rail from maintaining its boundary fencing. If required, Network Rail's Asset Protection team are able to provide more details on which trees/shrubs are permitted within close proximity to the railway.

#### Existing Rights

The applicant must identify and comply with all existing rights on the land. Network Rail request all existing rights, covenants and easements are retained unless agreed otherwise with Network Rail.

If you would like to discuss any of the above, please contact your local Network Rail's Asset Protection team:

Anglia: [AssetProtectionAnglia@Networkrail.co.uk](mailto:AssetProtectionAnglia@Networkrail.co.uk)

Kent and Sussex: [AssetProtectionLondonSouthEast@NetworkRail.co.uk](mailto:AssetProtectionLondonSouthEast@NetworkRail.co.uk)

Wessex: [AssetProtectionWessex@NetworkRail.co.uk](mailto:AssetProtectionWessex@NetworkRail.co.uk)

To identify your route, please use the link: <https://www.networkrail.co.uk/running-the-railway/our-routes>

#### Secured by Design

15. The applicant's attention is drawn to the letter of 6<sup>th</sup> July 2020 from the Metropolitan Police Design Out Crime Office (Met Reference NW5332) requesting that the development must achieve Secured by Design accreditation.

#### Non-Road Mobile Machinery

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/user-nrmm/register>

#### Energy and CO<sub>2</sub> informative

16. In April 2019 Ealing Council passed a motion declaring a Climate Emergency with a commitment to draw up and implement policies that will achieve a target of net zero emissions by 2030.

The provision of sustainable development is a key principle of the National Planning Policy Framework which requires the planning process to support the transition to a low carbon future. Policies 5.2 and 5.3 of the London Plan require submission of energy and sustainability strategies showing how the heating and cooling requirements of the development have been selected in accordance with the Mayor's energy hierarchy.

In particular, policy 5.2 that requires new major development to meet zero-carbon standards with at least a 35% CO<sub>2</sub> reduction beyond Building Regulations Part L 2013 (or any later version) being achieved onsite. Any shortfall will be met through a S106 carbon offset contribution.

Policy 5.2 is to be replaced by Policy SI2 in the Publication London Plan, which adds a fourth layer to the energy hierarchy which requires development to monitor, verify and report on energy performance in operation. This policy is reflected in Ealing Council's 2013 DPD policy E5.2.3 which requires the post-construction monitoring of renewable/low-carbon energy equipment.

Publication London Plan policy SI3 (Energy Infrastructure) recognises that combined heat and power (CHP) may have negative effects on London's air quality. The policy also recognises that because the carbon intensity of grid electricity is steadily dropping due to the increasing use of marine wind turbines, electric air-source-heat-pumps are a better carbon reduction option than gas fired CHP.

In addition, London Plan policy 5.7 (5.42) states that there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20% through the use of on-site

renewable energy generation wherever feasible. Section 11.2 of the GLA (2018) Energy Assessment Guidance expects all major development proposals to maximise on-site renewable energy generation regardless of whether a 35% target has already been met.

EA Drainage

1. 17. Please note, for any temporary/permanent works, the Technical Approval process applies to the design of all structures located over, under or adjacent to the public highway. The term “design” shall include the assessment, strengthening, alteration or repair of existing structures. The developer shall apply for approval before commencement of project by making an initial application in advance of starting on site – submit Approval in Principle form for review and approval. This is followed by submission of Design and Check Certificates for acceptance at detailed design stage.
2. All risks to groundwater and surface waters from contamination need to be identified so that appropriate remedial action can be taken. Reports and Risk Assessments should be prepared in line with The Environment Agency’s approach to groundwater protection February 2018 Version 1.2 (previously GP3) and the Land Contamination: Risk Management guidance provided on .GOV that has been developed based on the principals defined in the CLR11 (Model Procedures for the Management of Land Contamination).
3. Site Specific Ground Investigations must be clearly presented with accompanying engineering drawings and borehole scan results.

Borehole Investigation - A site specific intrusive investigation entailing a ground investigation undertaken by a chartered engineer/geologist to establish the ground conditions, groundwater levels, surface and groundwater flow, infiltration/soakage tests to BRE365. Variations in ground conditions can occur within relative close proximity therefore the borehole investigation should be undertaken at various locations spread across the site (larger site).

Thames Water Informatives:

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

DRAINAGE Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage is not to show up on Buried service checks.

PLANT, SCAFFOLDING AND CRANES Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

GLAAS Informative

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme.

The archaeological fieldwork would comprise archaeological trial trenching of a 4-5% sample of the study area in stage 1 followed by further investigation or preservation of significant discoveries. The condition would not apply to the land known to be disturbed – i.e. land hatched blue on fig 21 of the DBA.

Sport England Informatives

1 : The Council should liaise with British Cycling in developing a replacement BMX facility.

2 : If the replacement facility is intended to be located on playing field it must also meet Sport England's Playing Field Policy.

# **Appendix 2: LSH FVA Assessment and Supplementary Note**

(See attached)

# **Appendix 3: Save Gurnell Objection**

(See attached)