

Briefing Notes

**ITEM 02 - C P House 97-107 Uxbridge Road Ealing W5 5TL - 210030FUL**

**Amendments to Report:**

***Accessible Parking***

The report Executive Summary mentions that the site would provide 2 accessible parking spaces. This should read 3.

***Floor area corrections***

The floor areas throughout the report are corrected to:

- Total Gross Floor Area (GIA): 30,421m<sup>2</sup> instead of 30,452m<sup>2</sup>
- Office Net Internal Area (NIA): 20,901m<sup>2</sup>

Clarification - Page 12 of officer report the 'Floor Area Breakdown' is given in NIA rather than GIA.

Correction - Page 12 of officer report the Basement area is 2,585m<sup>2</sup> instead of 2,616m<sup>2</sup>

***Plan references***

The following plans references are corrected to:

Existing North South 1:200 (ref: 19047-01-AP-0120-002 Rev P01)

Proposed West Elevation 1:200 (ref: 19047-01-AP-0020-004 Rev P01)

Proposed West Elevation 1:200 (ref: 19047-01-AP-0020-004 Rev P01)

***Heads of terms***

***S106***

The contribution towards TFL bus service improvements is £487,500 and has been agreed to by the applicant.

The S106 total financial contribution for the scheme is £1,608,150.

***Affordable Workspace Contribution***

The offer for affordable workspace has been improved to the following:

1,130 sqm GIA of Floor 1 Phase 2 (the eastern block) (*no change*);

25 year period;

3 year rolling leases where:

- a. Year 1 @ 60% of market rent
- b. Year 2 @ 70% of market rent
- c. Year 3 @ 80% of market rent

10% of the total Affordable Workspace would be for very small start up's at 40% of market rent. After 1 year, these leases would then feed into the year 1 rolling lease above.

***Vehicle Trips and parking***

On page 45 of the report it is noted that "*the proposed development is approximately 851 motor vehicles. Due to the increase in vehicle trips, the proposal is likely to contribute to an increase in demand for parking on the road network in areas surrounding the site that are not covered by CPZ's.*"

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However, further detailed analysis by TFL has found that *“It is demonstrated that the proposals will result in a significant net reduction in vehicle trips. Therefore, the development would not result in significant impact to the strategic road network.”*

As such it is considered that the proposal will have lesser impact on parking in the surrounding streets than originally anticipated.

#### **Additional conditions**

##### Phasing

39. The first phase of the development (but excluding site survey and ground investigation works, utility diversions, demolition, site clearance works, remediation of any contamination, preliminary infrastructure works, site preparation works, any archaeological and investigations and erection of temporary boundary fencing or hoarding) shall not commence until details of the timing of the phasing of the construction of the development hereby approved, and the extent of each phase, has been submitted to and approved in writing by the Local Planning Authority. The details of the extent of each phase shall include a timeline and drawings that illustrate the following:

- a) building(s) and other structures included within each phase of development;
- b) the timing and scope of the public realm works and landscaping within each phase,
- c) the scope and timing of highway works

The phasing of the development shall proceed in accordance with the approved details, unless alternative phasing details are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure appropriate sequencing of development in order to provide the timely delivery of each block of the development, areas of public realm and landscaping relative to each phase of development; car parking and cycle storage facilities necessary to serve the relevant phase of development; and to ensure that the extent of development is acceptable from construction management, transport planning and environmental pollution perspectives.

40. Prior to commencement of the development hereby approved, detailed plans and elevations showing the temporary situation of Phase 1 whilst Phase 2 is being constructed shall be submitted to and approved by the Local Planning Authority. All development shall be carried out in as per the approved plans unless otherwise agreed in writing with the Local Planning Authority

Reason: To ensure appropriate sequencing of development in order to provide the timely delivery of each block of the development, areas of public realm and landscaping relative to each phase of development; car parking and cycle storage facilities necessary to serve the relevant phase of development; and to ensure that the extent of development is acceptable from construction management, transport planning and environmental pollution perspectives.

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#### ***Amendments to conditions (additions shown in bold):***

##### Anti-vibration mounts and silencing of machinery etc.

5. Prior to use of **each relevant phase**, machinery, plant or equipment/ extraction/ ventilation system 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 noise from mechanical installations/ equipment, in accordance with policy 1.1(j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), policy D14 of the London Plan 2021, the National Planning Policy Framework (2019) and Interim guidance SPG 10 'Noise and Vibration'

##### Ventilation strategy

10. Prior to the commencement of the development, details shall be submitted to and approved by the Local Planning Authority, for the installation 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 **of each relevant phase** and shall be retained permanently thereafter.

Reason: To minimise exposure to existing poor air quality, and provide a suitable internal living environment for future occupiers, in accordance with policy SI 1 of the London Plan 2021, policy 1.1(j) of the Ealing Development Strategy 2026 DPD (2012); and policy 7A of the Ealing Development Management DPD (2013).

##### Tree Planting and Soil Rooting Volume

17. A suitable scheme of proposed tree planting and pits shall be submitted to and approved by the Local Planning Authority prior to the first use **of each relevant phase** of the development hereby approved.

No operations shall commence on site in connection **with each relevant phase** of the development hereby approved until a suitable scheme of proposed tree planting and tree pits have been submitted to and approved by the Local Planning Authority. The scheme shall include the following comprehensive details of all trees to be planted:

- Full planting specification - tree size, species, the numbers of trees and any changes from the original application proposals.
- Locations of all proposed species.
- Comprehensive details of ground/tree pit preparation to include:
  - o Plans detailing adequate soil volume provision to allow the tree to grow to maturity
  - o Engineering solutions to demonstrate the tree will not interfere with structures (e.g. root barriers/deflectors) in the future
  - o Staking/tying method(s).
  - o Five year post planting maintenance and inspection schedule.

All tree planting must be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 28th February inclusive). The quality of all approved tree planting should be carried out to the levels detailed in British Standard 8545, Trees: from nursery to independence in the landscape - Recommendations.

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Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of London's environment, air quality and adapting to and mitigating climate change in accordance with policies HC1, G5, G7 and SI 1 of the London Plan 2021, policy 5.10 of Ealing's Development Management DPD (2013) and Ealing's SPG 9 - Trees and Development Guidelines.

#### Landscaping

19. Details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority prior to commencement **of each relevant phase** of works. The approved details shall be laid out and planted prior to the occupation of the development. 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.

The landscaping shall thereafter be maintained permanently.

Reason: To ensure that the development is landscaped in the interests of the visual character and appearance of the area in accordance with policies D4, D8, G5 and G7 of the London Plan 2021, and Supplementary Planning Guidance Note 9: Trees and Development Guidelines.

#### Energy and CO2 Emissions

20. Prior to construction completion and occupation **of each relevant 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 sitewide reduction in regulated CO2 emissions of at least 43.0% (equating to 164.4 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 Energy Statement prepared by Thornton Reynolds December 2020 (issue/version 1) and the Addendum submitted in February 2021 including:

- i. Lean, passive design measures to achieve an annual reduction of at least 15.0% equating to at least 56.7 tonnes in regulated carbon dioxide (CO2) emissions over BR Part L 2013.
- ii. Green, renewable energy equipment including the incorporation of an air-to-water Air Source Heat Pumps and a photovoltaic array with a combined total capacity of at least 35 kWp to achieve an annual reduction of at least 28.0%, equating to 107.7 tonnes, in regulated carbon dioxide (CO2) emissions over Part L 2013.
- iii. 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, and the additional heating system parasitic loads.
  - a) Prior to commencement of MEP construction, details of the specifications including manufacturers performance data sheets, design, and layout of the proposed low and zero-carbon (LZC) energy equipment, and the associated monitoring devices required to identify their performance/efficiency (COP), shall be submitted, to and approved in writing, by the Council.
  - b) Prior to the installation of the renewable/low-carbon energy equipment details of the systems shall be submitted to the Council for approval. The details shall include the exact heat pump thermal kilowatt output, heat output pipe diameter(s), parasitic load supply schematics, monthly energy demand profile, and the Declared Net Capacity of the PV 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

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different, the commissioning electrical or plumbing contractor, should be submitted to the Council. Copies of the MCS certificates and all relevant renewable energy commissioning documentation shall be submitted to the Council. The development shall be implemented only in accordance with the approved details.

c) Within three months of the occupation/first use of the development the relevant Energy Performance Certificates (EPC), 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 SI 1, SI 2, SI 3 and SI 4 of the London Plan 2021, guidance note 11 of the GLA Energy Assessment Guidance 2018, policies 5.2 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).