



Notice of Meeting:

Planning Committee

Meeting Location:

Council Chamber, Ealing Town Hall, New Broadway, Ealing W5 2BY

Date and Time:

Wednesday, 22 June 2022 at 7.00 pm

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Interim Chief Executive:

Paul Martin

Committee Membership: Councillors

J Ball, Hamidi, M Iqbal, A Kelly, S Khan, T Mahmood (Vice-Chair), S Padda, M Rice, K Sahota, G Stafford, R Wall (Chair) and A Young

BRIEFING NOTES

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Published: Wednesday 22 June 2022

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ITEM 01 - Hanger Lane Gyrotory Hanger Lane Ealing W5 1DL 220091FUL

Amended Description

N/A

Amended Recommendation

N/A

Conditions to be Amended

23 Student Management and Drop-Off Plan (SMP)

Prior to the commencement of the superstructure works, a Student Management and Drop-Off Plan detailing the student management and drop off strategy; following the guidelines set out in the Transport Assessment shall be submitted to and approved by the Local Planning Authority. The approved Plan implemented upon occupation of any part of the student accommodation and thereafter the development shall operate only in accordance with the approved Plan. **Details of this plan shall include information regarding assistance to students who require access from the site to/from the drop off area/station.**

Reason: To ensure that the operational impact of the development can be adequately managed in the interests of pedestrian and highway safety and the amenity of surrounding residents, in accordance with policy D6, T4, T6 and T7 of the London Plan (2021) and Local Variation policies 6.13, 7A and 7B of the Development Management Development Plan Document (2013).

Further Written Representations

N/A

Notes

Brunswick Conservation Area Panel Comments:

The Brunswick Conservation Area Panel's comments are incorrectly noted within the Public Consultation section of the report and not within the relevant External Consultee Comments. The Panel objected to the application on the following grounds:

- Second application on site – objected to the height in the original application and remain against addition of further height,
- Present development swamps the iconic 1947 designed by Architect Brian Lewis, with this expiated by the lack of architectural features that echo the historical building. 'Uninteresting building',
- Considerable massing of the building, as all the blocks, including the linking blocks have extra floors,
- The facades in and around the retail area of Hanger Lane have an elegance that this proposal does not have.

Affordable Rent for 38 weeks a year:

The London Plan sets out the following: *4.15.8 The definition of affordable student accommodation is a PBSA bedroom that is provided at a rental cost for the*

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academic year equal to or below 55 per cent of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan for living costs for that academic year. The actual amount the Mayor defines as affordable student accommodation for the coming academic year is published in the Mayor's Annual Monitoring Report. Should the Government make significant changes to the operation of the maintenance loan for living costs as the main source of income available from the Government for higher education students, the Mayor will review the definition of affordable student accommodation and may provide updated guidance'

In respect of use of the building outside of term time this will be ancillary uses only, London Plan: '4.15.13 To enable providers of PBSA to maximise the delivery of affordable student accommodation by increasing the profitability of the development, boroughs should consider allowing the temporary use of accommodation during vacation periods for ancillary uses. Examples of such uses, amongst others, include providing accommodation for conference delegates, visitors, interns on university placements, and students on short-term education courses at any institution approved in advance by the borough. The temporary use should not disrupt the accommodation of the resident students during their academic year. Conditions and/or legal agreements could be attached to any planning permission to ensure that the ancillary use does not result in a material change of use of the building.'

The proposed s106 includes 50 rooms for affordable rent during the academic year, however, the mix of the units are to be decided once a provider has been found to ensure the delivery of affordable units which meet the local need. This is in line with the permission of the implemented scheme.

Affordable Mix

The proposal includes a total of 50 affordable homes, broken down as 6 disabled units, 12 cluster units, 16 studio units and 6 double units. All other units are market housing, with all units for student accommodation only.

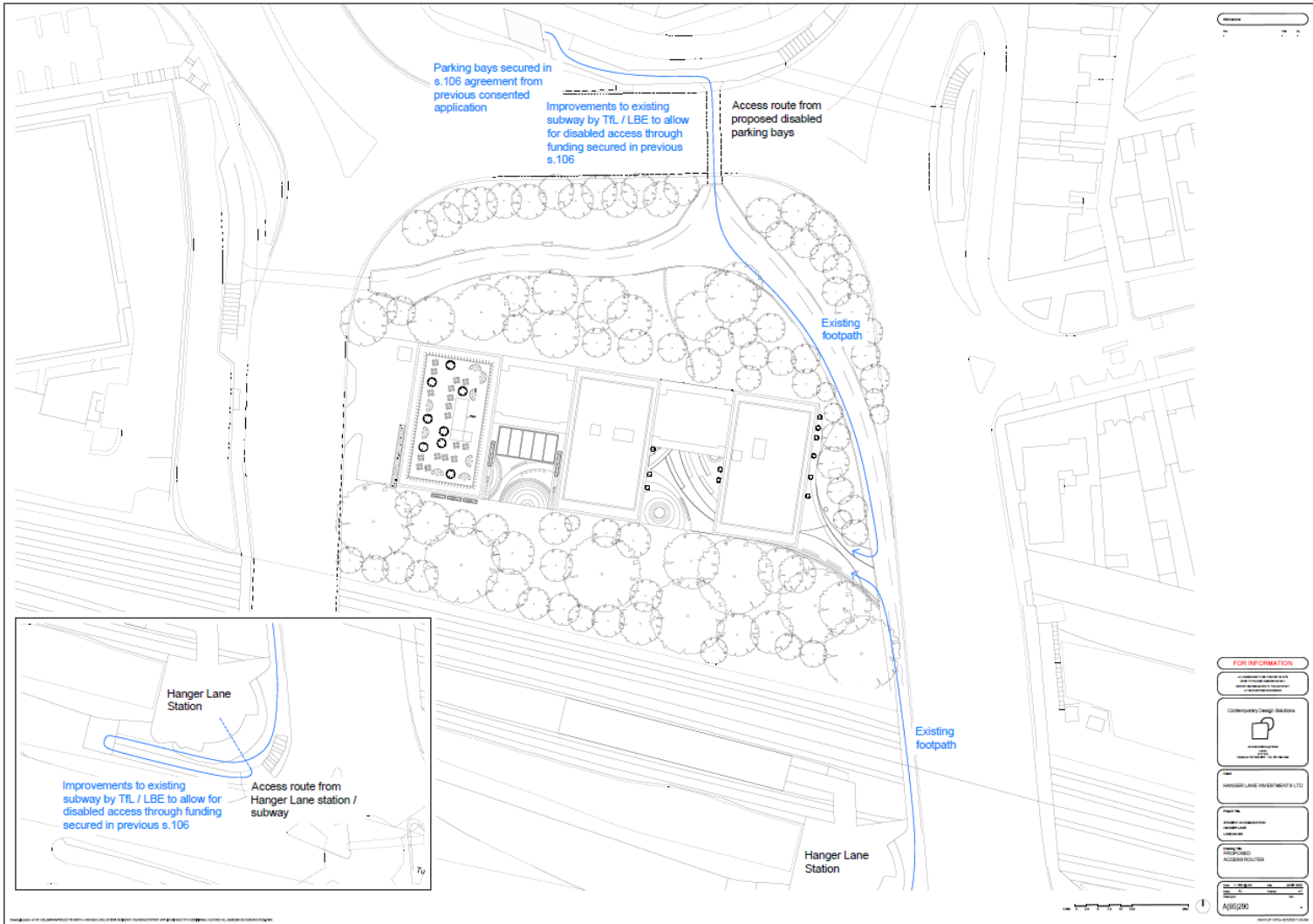
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IMPLEMENTED SCHEME							CHANGES												PROPOSED SCHEME								
Level	Disabled	Cluster	Studio	Double	Subtotal		NO CHANGES PROPOSED												Disabled	Cluster	Studio	Double	Subtotal				
	Affd	Mkt	Ttl	Affd	Mkt	Ttl	Affd	Mkt	Ttl	Affd	Mkt	Ttl	Affd	Mkt	Ttl	Affd	Mkt	Ttl									
NOT PART OF THIS APPLICATION (I74485FUL)																			NOT PART OF THIS APPLICATION (I74485FUL)								
G		8			8															8			8				
M	3	12	14	5	34														3	12	14	5	34				
1	9	18	37	8	72														9	18	37	8	72				
2	9	18	37	8	72														9	18	37	8	72				
3	9	18	37	8	72														9	18	37	8	72				
4	9	18	37	8	72														9	18	37	8	72				
	39	92	162	37	33	297	330														39	92	162	37	33	297	330
CONSENTED (I74485FUL)							PROPOSED (220091FUL): 35% affordable rooms												PROPOSED (220091FUL)								
5	8	18	40	4	70		1	0	1	0	0	0	-1	-2	-3	1	3	4	1	1	2						
6	6	18	26	4	54		1	2	3	0	0	0	4	7	11	1	3	4	6	12	18						
7	4	6	42	2	54		1	3	4	4	8	12	-1	-1	-2	1	1	2	6	10	16						
8	1	6	9	2	18		2	3	5	4	8	12	6	11	17	1	1	2	13	23	36						
9	1	6	9	2	18		1	2	3	0	0	0	12	21	33	0	0	0	12	24	36						
10	1	6	9	2	18		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11							0	1	1	2	4	6	3	6	9	1	1	2	6	12	18						
12							0	1	1	2	4	6	3	6	9	1	1	2	6	12	18						
	21	60	135	16	23	209	232		6	12	18	12	24	36	26	48	74	6	10	16	50	94	144				
					10%	90%			33%	67%	33%	67%	35%	65%	38%	63%	35%	65%									
CONSENTED (I74485FUL)							PROPOSED (220091FUL): 35% affordable rooms												PROPOSED (220091FUL)								
Total	60	152	297	53	56	506	562		6	12	18	12	24	36	26	48	74	6	10	16	50	94	144				
	78	188	371	69	116	688	706																				

Disabled Offsite Parking Provision and Access to the Site:

As previously approved, disabled parking and a drop-off area for less mobile students and those arriving by car has been identified at Priory Gardens to the north of the site. The s106 requires contributions to be and prior to occupation to the Council to provide the required number of blue badge spaces and improvements to the pedestrian and highway network including £200,000 requested in the original application for gyratory underpass improvements. In addition, the s106 within the implemented scheme requires the public realm improvements to be delivered prior to occupation. The proposed s106 would also provide funding towards the provision of an additional blue badge space. The map below demonstrates the accessible routes under the gyratory, as approved as part of the implemented scheme:

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A condition is recommended for a final Student Management and Drop-Off Strategy to be submitted to and approved by Ealing Council prior to the occupation of the scheme, which includes how the site will be managed and accessed including by those with disabilities.

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ITEM 02- West World West Gate Ealing London W5 1DT 216832FUL

Amended recommendation:

N/a

Further representations:

None

Notes/Additional Clarifications:

None

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ITEM 03 - Former Northolt Park Social Club, Sussex Crescent, Northolt - 221003FUL

Recommended conditions:

28. Passenger Lift

All passenger lifts serving the residential units hereby approved shall be fully installed and operational prior to the first occupation of the development.

Reason: To ensure that adequate access is provided to all floors of the development for all occupiers and visitors including those with disabilities, in accordance with policy 1.1(h) of the Ealing Core Strategy (2012), Policy D7 of the London Plan (2021) and the National Planning Policy Framework (2021).

Corrections:

1. On page 2 and 6 of officer's report, where mentioned the provision of 'one on-street disabled parking space', should be 'three on-street disabled parking spaces'.
2. On page 3, the financial contribution secured should be '£162,896'.
3. On page 20, below Table 04, 'the two units' should be 'all units'.

Clarification:

The lift shaft is outlined in red in the diagram below and can be accessed from all levels. The lift could accommodate 8 people at a time.



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ITEM 04 - Former Northolt Grange Community Centre and Part of St Raphael's Catholic School Northolt Middlesex UB5 6NF 220545FULR3

Amended recommendation:

Section 106 agreement to be amended to exclude the financial contribution of £20,000 towards the review and potential implement a controlled parking zone near the development.

Given the fact that the proposed development is not anticipated to have a detrimental impact on parking pressure in the wider area, this request would not meet the requirements set out in section 122 the CIL regulations, which states that a planning obligation needs to be necessary to make the development acceptable in planning terms. In this case, the contribution of £20,000 towards the review and potential implement a controlled parking zone near the development is not considered necessary to make the development acceptable in planning terms.

In addition to the above, the Councils Tree Officer has requested a contribution towards the re-provision of street trees in the local area.

Therefore, in addition to the above, the heads of terms for the Section 106 agreement is to be amended to include:

1. A contribution of £20,000 towards the Tree Service to be put towards the re-provision of trees in the wider area to make up for the losses proposed on site.
2. The requirement for the developer to provide one car club bay on site and to offer all future occupants with free car club membership for a period of three years.

Additional/ Amended Conditions:

Conditions removed:

Conditions 10 (Protection of Existing Trees/Hedgerows and Planting Locations) and 11 (Tree Monitoring Plan) are to be removed. Conditions 10 and 11 relate to tree protection measures. As there are no trees on site being retained, there is no requirement for tree protection measures.

Conditions amended:

Condition 17

Condition 17 (External noise from machinery/ equipment/ extract/ ventilation ducting/ mechanical installations) is to be amended to require the individual and combined external sound level emitted from plant, machinery or equipment at the development site to be equal or lower than the lowest existing background sound level, as measured at/ calculated to the nearest and most affected noise sensitive premises at surrounding premises (as opposed to being lower than the existing background sound level by 10dBA). This is due to the very low existing background sound level, negating the need for the resultant sound level to be 10dBA lower than it currently is.

For clarity, Condition 17 would then read as follows:

The individual and combined external sound level emitted from plant, machinery or equipment at the development site shall be equal to or lower than the lowest existing

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background sound level, as measured at/ calculated to the nearest and most affected noise sensitive premises surrounding the site. The assessment shall be made in accordance with BS4142:2014, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, 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), policies D6 and D14 of the London Plan (2021), Ealing's SPG10 and the National Planning Policy Framework (2021)

Condition 21

Condition 21 (Sound Insulation of Lifts) is to be amended to remove the phrase "Where noise emissions include characteristic features, the Noise Rating level shall not exceed NR20 Leq 5mins inside a habitable room." Sufficient detail is contained within the remainder of the condition.

For clarity, Condition 21 would then read as follows:

Prior to commencement of the superstructure of the development hereby approved, details shall be submitted to the Council for approval in writing, of enhanced sound insulation of lifts and lift shafts, in accordance with noise limits specified in Table 5 BS8233:2014. Where noise emissions include characteristic features, the Noise Rating level shall not exceed NR20 Leq 5mins inside a habitable room. Details shall include mitigation measures and the resulting sound insulation value and internal sound/rating level. Approved details shall be implemented prior to 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 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), policies D6 and D14 of the London Plan (2021), Ealing's SPG10 and the National Planning Policy Framework (2021)

Condition 28

Condition 28 (Energy and CO2), part e is to be amended to remove the phrase "The assessment shall be compliant with the relevant CIBSE guidance TM59 and also modelled against the DSY1 (average summer) weather data files, and the more extreme weather DSY2 (2003) and DYS3 (1976) files" as this is an unnecessary level of detail.

For clarity, Condition 28 would then read as follows:

- a) Prior to commencement of the superstructure of the development hereby approved, the 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 against SAP10 standards of at least 58.32% (equating to 65.9 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 approved Energy Strategy prepared by Hoare Lea in January 2022 (v1) including:
 - i. Lean, passive design measures to achieve an annual reduction of at least 10.44% equating to at least 11.8 tonnes in regulated carbon dioxide (CO2) emissions over BR Part L 2013.

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- ii. Green, renewable energy equipment including the incorporation of photovoltaic panels with a combined total capacity of at least 30 kWp, and Air Source Heat Pumps to achieve an annual reduction of at least 47.88%, equating to 54.1 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 (SCOP) of the heat pumps including the heat generation and the combined parasitic loads of the heat pumps.
- b) Prior to commencement of the superstructure of the development hereby approved, the Applicant shall submit an energy strategy addendum confirming the installation of domestic scale PV arrays on the two townhouses.
 - c) Prior to Installation, details of the proposed renewable energy equipment, and associated monitoring devices required to identify their performance, shall be submitted to the Council for approval. The details shall include the exact number of heat pumps, the 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 heat pump and PV installation contractor(s), and if different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.
 - d) On completion of the installation of the renewable energy equipment copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.
 - e) The development shall incorporate the overheating and cooling measures detailed in the Overheating Risk Assessment produced by Hoare Lea (Appendix C of the Energy Strategy in January 2022).
 - f) Within three months of first occupation of the development a two-page summary report prepared by a professionally accredited person comparing the “as built stage” TER to BER/DER figures against those in the final energy strategy along with the relevant Energy Performance Certificates (EPC) shall be submitted to the Council for approval.

Reason: In the interest of addressing climate change and to secure environmentally sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), and the relevant guidance notes in the GLA Energy Assessment Guidance 2020, 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.

Further representations:

Since publication of the Committee Report, further representations have been received from the Councils Tree Officer and Councillor Dee Martin.

Comments from the Councils Tree Officer requested S106 contributions towards the re-provision of street trees in the local area. As noted above, £20,000 would be required through the S106 to be put towards this re-provision.

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The representation received from Councillor Dee Martin summarised objections received from local residents. These objections can be reasonably summarised as:

Concerns over parking, congestion and related pollution:

Parking is already near full capacity in the street and in neighbouring roads. The PTAL rating for this development is almost the lowest it can be, which means that access to reliable public transport is far poorer here than in many other parts of the borough. We want to encourage sustainable transport, but we need to recognise that without more significant moves to encourage residents to use these modes, there will be even more issues over parking in the neighbourhood. There are concerns that the development will also lead to further congestion issues around school drop off and pick up times. The combination of vehicles and congestion have raised concerns over potential pollution impact. Can I ask that we do ensure that a Travel Plan is secured by condition? I would also like to request that the travel plan is developed in consultation with the local ward councillors and local residents.

Officers response:

Concerns regarding the impact of the proposed development on the local transport network and on local parking stress are acknowledged. The applicant has submitted a detailed Transport Assessment which demonstrates that to impact of the development is not likely to be significant, despite the perceived potential impact on 92 additional homes in the area.

It has been concluded by the transport technical consultant team that the impact of the development proposals upon the wider transport network can be accommodated and sufficiently mitigated. The Councils Transport Services department have reviewed the submitted Transport Statement and raised no objection to their findings in principle.

In terms of parking, the development has been designed to meet its own parking needs within the site (27 spaces, of which 9 will be reserved disabled parking). As set out in the Transport Assessment, the site could generate ownership of up to 40 vehicles. A total of 27 vehicles will be contained within the site and the parking provision proposed. The potential overspill would be a total of 13 vehicles. A parking beat survey has been undertaken and is set out within the Transport Assessment this demonstrates that there are 38 spaces available overnight at the period of highest demand, below the 85% capacity threshold. The site will also be managed by a Travel Plan and will seek to reduce car ownership as part of its targets (secured by way of condition). In addition, the proposal seeks to encourage sustainable modes of transport through cycle parking provision and an improved pedestrian and cyclist experience around the site.

In order to ensure that any impacts are sufficiently mitigated, various conditions of consent have been recommended, requesting further details related to servicing and deliveries, a detailed Construction Management Plan, and an updated travel plan.

In addition, any future consent at this site would be subject to a S106 legal agreement, requiring financial contributions to put towards the following mitigation measures:

- Cycle infrastructure improvements in the area
- Bus stop improvements in the area
- Traffic calming and pedestrian crossing facilities

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In addition to this, it is noted that the applicant also seeks various highways improvements, including the introduction of a health street for improved pedestrian and cyclist experience.

Given all of the above, it is considered that the potential impacts have been sufficiently mitigated in this case.

Impact on local amenities

Recent conversations with Northolt residents and groups as part of our Northolt Visions regeneration project identified that the ward requires additional amenities. As this development does not directly add amenities to the ward, I would want to see Section 106 funding to support the delivery of facilities for Northolt, particularly in the area in which the development is contained.

Officers Response:

It is confirmed that any future consent at this site would be subject to a S106 legal agreement, requiring appropriate financial contributions to put towards mitigation of the development on local amenities, including contributions towards highways improvements, the NHS, local sporting infrastructure, children play and teen play space, allotment space, local tree planting, energy and sustainability and air quality.

Impact on the school

St. Raphael's School will be losing some land and classrooms as part of this redevelopment. It has been a very successful school over very many years and I would want to ensure that the school has the resources and buildings required to continue to do so over the years to come. One additional area of concern I have relates to the impact on the school, during the construction phase. Could I ask that we ensure that the Construction Management Plan includes a specific clause relating to the need to address this close adjacency and to work with the school to minimise the impact on the school's operation and on its pupils.

Officers Response:

St Raphael's Catholic Primary School is reducing from a 3 to 2 form entry school, based on the determined local need decreasing. This will result in several of the school's facilities and buildings becoming surplus to their requirements and redundant over time as the school transitions to a smaller intake of pupils. Therefore, the school would continue to retain sufficient resources and buildings required to continue operating successfully.

It is recognised that the construction phase of the development could result in nuisance to local amenity for a temporary period. To ensure this nuisance is sufficiently mitigated, any consent at this site would be subject to a condition that requires the applicant to submit, for the approved of the LPA, a detailed construction management plan (CMP). This CMP will require details of mitigations measures regarding noise, dust, vibration and external lighting, as well as highways considerations, all in the interest of protecting neighbouring amenity.

Height and mass of the new development

Concerns have been raised about the height of the new development as it is not in keeping with neighbouring properties. The number of properties on this small site, as part of these

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proposals, are, as mentioned above, well above the concentration expected for a site which has such a low PTAL rating.

Officers Response:

Through the design process, the proposed development has had several reductions in height, to a maximum of five storeys. Adjacent to the school, the development would be three storeys tall, only one storey taller than the surrounding area. This is considered to be a gentle and appropriate transition in height.

Several design elements have been incorporated into the design to ensure the perceived height and massing is sufficiently broken down. It is also noted that the healthy street and proposed tree planting will soften the appearance of the site, acting as a visual buffer.

While it is recognised that the height and contemporary design of the proposed blocks would not mimic the surrounding terraced houses, the overall design is considered to be exemplary and would not result in harm to the visual amenity of the area. It is also noted that approximately 250m from the site is Grange Court, which contains two blocks of flats at 3 and 5 storeys in height. Therefore, the proposal would not be material taller than existing buildings within the medium-term context.

Notes/Additional Clarifications:

None.

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ITEM 05 - The Straight, Southall Middlesex UB1 1QX 216077REM

Amended recommendation:

The recommendation is to be amended to be subject to a Unilateral Undertaking as opposed to a Deed of Variation. This is the more appropriate route to secure the required planning contributions and obligations/ undertakings set out in the Committee report. The recommendation would therefore read as follows:

That the committee GRANT approval of the reserved matters application, subject to conditions of consent contained in Appendix A and subject to the satisfactory completion of a Unilateral Undertaking, to secure the items set out in the heads of terms contained within the Committee report.

In addition, the Heads of Terms are to be amended to include the requirement for the developer to include an obligation within the Unilateral Undertaking that requires the proposed Health Centre to be provided and fitted out in accordance with the requirements of the NHS.

Additional/ Amended Conditions:

Conditions to be removed

Conditions 3 (Materials), 4 (Refuse, cycle and car parking), 5 (Landscaping), 8 (Play space), 9 (Green Roofs) and condition 15 (compliance with the 'be seen' post-construction monitoring requirement) are to be removed.

Condition 3 (Materials) is already covered by condition 6 of the Master Plan (Reference 171562VAR) which already requires details and samples of external materials to be submitted to and approved by the local planning authority. As such, this condition would be a duplication.

Condition 4 requires details of refuse, cycles and car parking which are all covered in the proposed drawings and Design and Access Statement. Therefore, this condition is not necessary.

Condition 5 requires the proposed landscaping to be done in accordance with the details submitted. This is not considered necessary as the landscaping plans are included Condition 2.

Condition 8 is already covered by condition 54 of the Master Plan (Reference 171562VAR) which already requires full details of play spaces to be submitted to and approved by the local planning authority for each part of the development. As such, this condition would be a duplication.

Condition 9 is already covered by condition 47 of the Master Plan (Reference 171562VAR) which already requires full details of green and brown roofs to be submitted to and approved by the local planning authority for each part of the development. As such, this condition would be a duplication.

Condition 15 (compliance with the 'be seen' post-construction monitoring requirement) relates to the sitewide energy strategy that is covered by the wider Master Plan.

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Conditions to be amended

Conditions 13 is to be amended.

Condition 13

Condition 13 is to be amended to:

1. Remove reference to tonnages, as its only the percentages that are relevant.
2. Remove requirement for Air Source Heat pumps to provide 80% of heat demand and to rather state that 'heat pump proportion shall be as per the approved energy statement'.
3. Remove sub paragraph f), as this requirement is already covered by the wider Master Plan.

For clarity, condition 13 would therefore read as follows:

13. Energy

- a) Prior to construction completion and occupation, 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 against SAP10 standards of at least 52.94% 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 Hodkinson in September 2021, and in their addendum prepared in February 2022, including:
 - i. Lean, passive design measures to achieve an annual reduction of at least 12.67% in regulated carbon dioxide (CO₂) emissions over BR Part L 2013 for the residential development, and at least 37.38% over Part L 2013 for the non-residential space.
 - ii. Clean, energy generation systems from connection to the Green Quarter District Heat Network to achieve an annual reduction of at least 36% in regulated carbon dioxide (CO₂) emissions over Part L 2013. The Air Source Heat Pumps proportion shall be as per the approved energy statement.
 - iii. Green, renewable energy equipment including the incorporation of photovoltaic panels with a combined total capacity of (approx) 140 kWp to achieve an annual reduction of at least 2.20% 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 (SCOP) of the heat pumps including the heat generation and the combined parasitic loads of the heat pumps, and the flow and return Delta T of the DHN supply to the phase 2 buildings.
- b) Prior to Installation, details of the proposed renewable/low-carbon energy equipment, and associated monitoring devices required to identify their performance, shall be submitted to the Council for approval. The details shall include the DHN schematics, the exact number of heat pump collectors, the 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

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different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.

- c) On completion of the installation of the LZC equipment copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.
- d) The development shall incorporate the overheating and cooling measures detailed in the Dynamic Overheating Report submitted by Hodkinson September 2021 (version 3). The assessment shall be compliant with the relevant CIBSE guidance TM49 and/or TM59 and also modelled against the DSY1 (average summer) weather data files, and the more extreme weather DSY2 (2003) and DYS3 (1976) files.
- e) All boilers to serve the energy requirements of the development detailed in the approved energy strategy should be specified with NOx emissions (g/m²) that are compliant with or better than the ultra-low NOx (g/m²) benchmarks as set out at Appendix 5 of the Mayor's Sustainable Design and Construction SPG.
- f) Within three months of the occupation/first-use of the development a two-page summary report prepared by a professionally accredited person comparing the "as built stage" TER to BER/DER figures against those in the final energy strategy along with the relevant Energy Performance Certificate(s) (EPC) and/or the Display Energy Certificate(s) (DEC's) shall be submitted to the Council for approval.

Reason: In the interest of addressing climate change and to secure environmentally sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), and the relevant guidance notes in the GLA Energy Assessment Guidance 2020, 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.

Further representations:

Comments were received by the NHS raising concern about the proposed Health Centre potentially not meeting the requirements of the NHS. The developer has committed to providing the Health Centre within Phase 2 of the development in accordance with the requirements of the NHS and has therefore agreed to include this obligation with the legal agreement (UU), which will be binding. Therefore, the Council is confident that the Health Centre would be provided and fitted out in accordance with the requirements of the NHS.

Notes/Additional Clarifications:

None.

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