

BRIEFING NOTES
Planning Committee – 1 March 2023

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Briefing Note

ITEM 01 - Plots A and B Middlesex Business Centre Southall UB2 4AB - 224785REM

Corrections/Clarification

Page 1 - Please note the reference quoted on the front page of the committee report is the original outline planning permission. The correct reference number for this application should be 224785REM.

Page 17 and 42-43 – The amendments to the scheme made to address a concerns raised by the HSE as reported on these pages in the committee report has resulted in some minor revisions to the floor areas of specific areas of the proposed development these changes to the floor areas were not noted in the committee report and so are set out in the table below for clarification:

Land Use	Total approved in sqm GIA (Condition 5)	Total proposed in sqm GIA (Plots A & B)	Total proposed or approved in other plots	Total quantum in sqm GIA remaining for subsequent plots
C1	7,199	6,946	0	253 Note: C1 not permitted in other plots
C3	192,362 2,083 units	78,921 (including plant, car park, ancillary residential spaces & amenity) 867 units	0	113,441 1,216 units
A1-A5	2,688	830	0	1,858
B1 & D1/D2	10,076	0	0	10,076

As set out in the committee report the amendments were required to ensure there were separate emergency exits from the car park and Buildings A3 and B5.

Further Written Representations

Following the publication of the committee report the following further correspondence has been received:

Two further responses were submitted via the Council’s web page.

The main issue raised in the first additional response related to the lack of parking being proposed in the recent developments in the area together with concerns about congestion and on street parking. Other concerns noted in the response included inadequate access, parking, public transport provisions, increase in traffic and pollution, loss of privacy.

All of these concerns are similar to those raised by others and have been responded to within the committee report.

The second response received was primarily concerned with the Council’s procedure for placing site notices to publicise planning applications. A specific concern was raised that old notices from applications that have been determined were not being removed and therefore there was a concern that residents might not be aware of the proposals.

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These concerns have been raised with the team responsible for erecting site notices and action will be taken to ensure older notices are removed as soon as possible.

In respect of the consultation process more broadly the application has been subject of extensive consultation both by the applicant and the Council. A number of objections have been received to the proposals from the local community as a result of the Council's consultation and these have been detailed and responded to within the committee report.

Appendix 1

Amendments to proposed conditions

Condition 1 – Approved Plans and Documents – Revisions made to update the drawing reference numbers of various plans (see highlights in the conditions at the end of this note

Condition 2 – Archaeology – Through further discussion with the applicant it has been agreed that a similar condition (Condition 44) to the outline planning permission will be amended so that it applies to this and all subsequent phases of the development and avoids duplication. This will be done via the current S96a application (ref:224177NMA) that is being considered by the Council. Condition 2 will therefore be removed from this decision.

Condition 10 - Bird Hazard Management Plan – with agreement from Heathrow Airport the trigger point for the submission of these details has been change from 'Pre-commencement' to 'Prior to commencement of landscaping works at roof top level'

TfL have requested the following condition and informative be added:

Condition – Detailed Bus Route Design

Except for any works relating to demolition, site clearance or remediation the development hereby approved shall not be commenced until the detailed design of the bus route (including, but not limited to, swept path analysis, detail of the bus stop, stand and driver facilities and any traffic calming measures) will be provided to the Council. No implementation of above ground works shall take place until these details have been approved by the Council, in conjunction with TfL. The proposed development will then be delivered in line with the approved scheme.

Reason: To ensure that the proposed developments facilitate safe and efficient bus movement, in line with Policy T3 and T4 of the London Plan'

Informative 1

For the bus route referred to in Condition X, the applicant should track a 12m rigid and 12m electric bus. The tracking will need to be approved by TfL's engineering team.

Informative 2

The applicant is advised that the bus infrastructure referred to in Condition X must be delivered in accordance with the prevailing TfL standards and should contact TfL for details of these

The Applicant and Council's CIL Officer have confirmed that the following additional informative should be added to the decision notice if approved.

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This approval relates to 'Phased development' for the purposes of the CIL Regulations (as amended); which expressly provides for the approved development to be implemented in phases. Plots A and B shall be treated as a separate 'phase' and as separate chargeable development for the purposes of the CIL Regulations.

REASON: In order that this reserved matters application qualifies as a Phased Development for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended) and to provide clarity on the extent of the 'Phases'

Complete revised wording of conditions 1 and 10 as noted above are set out on the following pages.

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1. Approved Plans and Documents

The development hereby approved shall be carried out in accordance with the following approved plans and documents

Architecture Drawings

3870-ASA-ZZ-ZZ-DR-A-0110 P1, 3870-ASA-ZZ-ZZ-DR-A-0111 P1, 3870-ASA-ZZ-ZZ-DR-A-0112 P2, 3870-ASA-ZZ-ZZ-DR-A-0113 P1, 3870-ASA-ZZ-ZZ-DR-A-0150 P2

3870-ASA-ALL-GF-DR-A-0200 P6, 3870-ASA-ALL-01-DR-A-0201 P1, 3870-ASA-ALL-02-DR-A-0202 P1, 3870-ASA-ALL-04-DR-A-0204 P1, 3870-ASA-ALL-08-DR-A-0208 P1, 3870-ASA-ALL-09-DR-A-0209 P1, 3870-ASA-ALL-10-DR-A-0210 P1, 3870-ASA-ALL-11-DR-A-0211 P1, 3870-ASA-ALL-15-DR-A-0215 P1, 3870-ASA-ALL-16-DR-A-0216 P1, 3870-ASA-ALL-18-DR-A-0218 P1, 3870-ASA-ALL-21-DR-A-0221 P1, 3870-ASA-ALL-23-DR-A-0223 P1, 3870-ASA-ALL-24-DR-A-0224 P1, 3870-ASA-ALL-26-DR-A-0226 P1, 3870-ASA-ALL-ZZ-DR-A-0227 P1

3870-ASA-ZZ-ZZ-DR-A-0300 P2, 3870-ASA-ZZ-ZZ-DR-A-0301 P3, 3870-ASA-ZZ-ZZ-DR-A-0302 P3, 3870-ASA-ZZ-ZZ-DR-A-0303 P2, 3870-ASA-ZZ-ZZ-DR-A-0304 P2, 3870-ASA-ZZ-ZZ-DR-A-0305 P2

3870-ASA-ZZ-XX-DR-A-0450 P2, 3870-ASA-ZZ-XX-DR-A-0451 P2, 3870-ASA-BLA-XX-DR-A-0452 P2, 3870-ASA-BLA-XX-DR-A-0453 P2, 3870-ASA-BLA-XX-DR-A-0454 P2, 3870-ASA-BLA-XX-DR-A-0455 P2, 3870-ASA-BLA-XX-DR-A-0456 P2, 3870-ASA-BLA-XX-DR-A-0457 P2, 3870-ASA-BLA-XX-DR-A-0458 P2, 3870-ASA-BLA-XX-DR-A-0459 P2, 3870-ASA-BLB-XX-DR-A-0452 P2, 3870-ASA-BLB-XX-DR-A-0453 P2, 3870-ASA-BLB-XX-DR-A-0454 P2, 3870-ASA-BLB-XX-DR-A-0455 P2, 3870-ASA-BLB-XX-DR-A-0456 P2, 3870-ASA-BLB-XX-DR-A-0457 P2, 3870-ASA-BLB-XX-DR-A-0458 P2, 3870-ASA-BLB-XX-DR-A-0459 P2

3870-ASA-ZZ-XX-DR-A-0500 P2, 3870-ASA-ZZ-XX-DR-A-0501 P2, 3870-ASA-ZZ-XX-DR-A-0502 P2, 3870-ASA-ZZ-XX-DR-A-0503 P2, 3870-ASA-ZZ-XX-DR-A-0504 P2

3870-ASA-ZZ-ZZ-SH-A-0700

Landscape Drawings

3044-PLA-XX-00-DR-L-0001 P02, 3044-PLA-XX-01-DR-L-0002 P02, 3044-PLA-XX-08-DR-L-0003 P02, 3044-PLA-XX-10-DR-L-0004 P02, 3044-PLA-XX-15-DR-L-0005 P02, 3044-PLA-XX-27-DR-L-0006 P02, 3044-PLA-XX-00-DR-L-0007 P02, 3044-PLA-XX-01-DR-L-0008 P02, 3044-PLA-XX-08-DR-L-0009 P02, 3044-PLA-XX-10-DR-L-0010 P02, 3044-PLA-XX-15-DR-L-0011 P02, 3044-PLA-XX-00-DR-L-0013 P02, 3044-PLA-XX-01-DR-L-0014 P02, 3044-PLA-XX-08-DR-L-0015 P02, 3044-PLA-XX-10-DR-L-0016 P02, 3043-PLA-XX-15-DR-L-0017 P02, 3044-PLA-XX-27-DR-L-0018 P02, 3044-PLA-XX-XX-DR-L-1001 P02, 3044-MGX-PLA-XX-XX-SP-L-2000

Reports and Documents

Design & Access Statement (DAS), including Landscaping Strategy, prepared by Assael Architecture & Planit-IE, Planning Statement and Conformity Report, prepared by Turley, Updated Phasing Strategy, prepared by Assael Architecture, Affordable Housing Statement, prepared by Turley, Statement of Community Involvement, prepared by Cascade, Fire Safety Statement, prepared by Elementa, Stage 2 Fire Strategy, prepared by Elementa, Public Art Statement, prepared by Base, Daylight & Sunlight Report, prepared by EB7, Energy Strategy, prepared by Hoare Lea, Sustainability Statement, prepared by Hoare Lea, Overheating Assessment, prepared by Hoare Lea, BREEAM Assessment, prepared by Hoare Lea, Whole Life-Cycle Carbon Assessment, prepared by Hoare Lea, Circular

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Economy Statement, prepared by Hoare Lea, Transport Statement, prepared by Entran, Drainage Strategy, prepared by Whitby Wood, Preliminary Ecological Appraisal, prepared by Schofield Lothian, Biodiversity Net Gain Assessment, prepared by Schofield Lothian, EIA Supplementary Environmental Information Report prepared by Trium.

Reason: For the avoidance of doubt and in the interests of proper planning.

10. Bird Hazard Management Plan

Prior to commencement of landscaping at podium or roof top level a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of: - Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the flat roofs to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport

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