

Planning Committee: 22/06/2022

Briefing Notes

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.