

Planning Committee: 22/06/2022

Briefing Notes

ITEM 05- Manhattan Business Park, West Gate, Ealing W5 1UP (212468FUL)

1. A late objection has been received from Councillor Zissimos on the grounds of:
 - Overdevelopment. Too many flats and much too high.
 - Too many one-bedroom flats in the development and not enough three bedroom flats.
 - There is no real argument for more office space, as the office space that was closer to the Gyratory has been converted into residential units.
 - Not an area designated for residential use, rather an area designated for light industrial use.
 - The negative visual impact on the surrounding Conservation areas, with the towers looming over them and crowding out their long view.
 - No additional services like doctors, schools provided, with local services already stretched.
 - No green spaces nearby and no local shops.
 - Unpleasant and unsafe walking to and from transport links around the site on the A40, the speeding cars and the pollution.
 - The development will be an island in middle of an industrial estate bounded by the A40, and it will not be a fun place to live. There is nothing around the immediate vicinity; I fear the residents will be completely cut off from engaging in the wider community simply because there is no community around them.
 - Ealing has already reached it required quota for new housing, so at present there is no need to build more flats;
 - the parking is inadequate for the amount of flats, and active travel in around the A40 Gyratory at present is a dangerous affair.

Corrections

2. On Page 4, first paragraph, this should say 7 to 13 storeys (rather than 7 to 11).
3. On Page 5, second last paragraph, first sentence, and page 28, last paragraph, it should say "The proposed development of up to 13 storeys above the podium level".
4. Page 12, first paragraph, for clarification, the Westworld development now has consent, subject to a legal agreement;
5. On Page 19, under the paragraph below the table, add "Following submission of the application, at the request of Ealing's planning officers, a further meeting was held with representatives of the Brentham Society, Brunswick Conservation Area Advisory Panel, Birkdale Area Residents Association, and West Twyford Residents

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Association on the 13 September 2021, after which further information was submitted (including an updated Townscape and Visual Impact Assessment) to respond to some of the comments made”.

6. On Page 29, section (b), third line, insert the word “not” after “they should”;
7. On Page 32, first bullet point should say 326 additional flats (rather than 316).
8. The table on page 26 should be amended to:

Quantum of Proposed Residential Provision	
Studio units	3 (1%)
1 bedroom /2 person	141 (43%)
2 bedrooms/3 person	22 (7%)
2 bedrooms/4 person	126 (39%)
3 bedrooms/5 person	26 (8%)
3 bedrooms/6 person	7 (2%)
Total	326 (100%)

9. The table on page 35 should be amended to:

Type/Size of Units	Accommodation Sizes	Minimum Size Required
Studios (3 units)	44.0 m ² – 45.0 m ²	39 m ²
1B/ 2 persons (141 units)	50.2 m ² - 66.3 m ²	50 m ²
2B/ 3 persons (22 units)	67.0 m ² – 70.0 m ²	61 m ²
2B/ 4 persons (126 units)	70.0 m ² – 84.0 m ²	70 m ²
3B/ 5 persons (27 units)	86.0 m ² – 93.0 m ²	86 m ²
3B/ 6 persons (7 units)	100.0 m ² – 109.0 m ²	95 m ²

10. The table on page 37 should be amended to:

Unit Type/Size	No. of units	Minimum Required	Private Amenity Space provision
Studio	3	5 sq m	5 -10 sq m
1B/ 2 persons	141	5 sq m	5 - 11 sq m
2B/ 3 persons	22	6 sq m	6 - 7 sq m
2B/ 4 persons	126	7 sq m	7 - 10 sq m
3B/ 5 persons	27	8 sq m	6 - 10 sq m
3B/ 6 persons	7	9 sq m	7 - 21 sq m

11. In the list of drawing numbers in the report, and in condition 2, the revision number of these plans should change to P2:

PL107 Rev P2 Proposed Level 02-07 GA plan
PL108 Rev P2 Proposed Level 08 GA Plan
PL109 Rev P2 Proposed Level 09 GA Plan

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12. The applicant has provided a video representation of the proposed development from a vehicle driving along the A40. It is intended to show this at the committee meeting but it can also be viewed via this link.

<https://squireandpartners.bigfilebox.com/lwt/337340-IxMnvK8PQcW5bAVIodxBowWZV>