

WEIR HOUSE, 50 RIVERSIDE WAY UB8 2YF

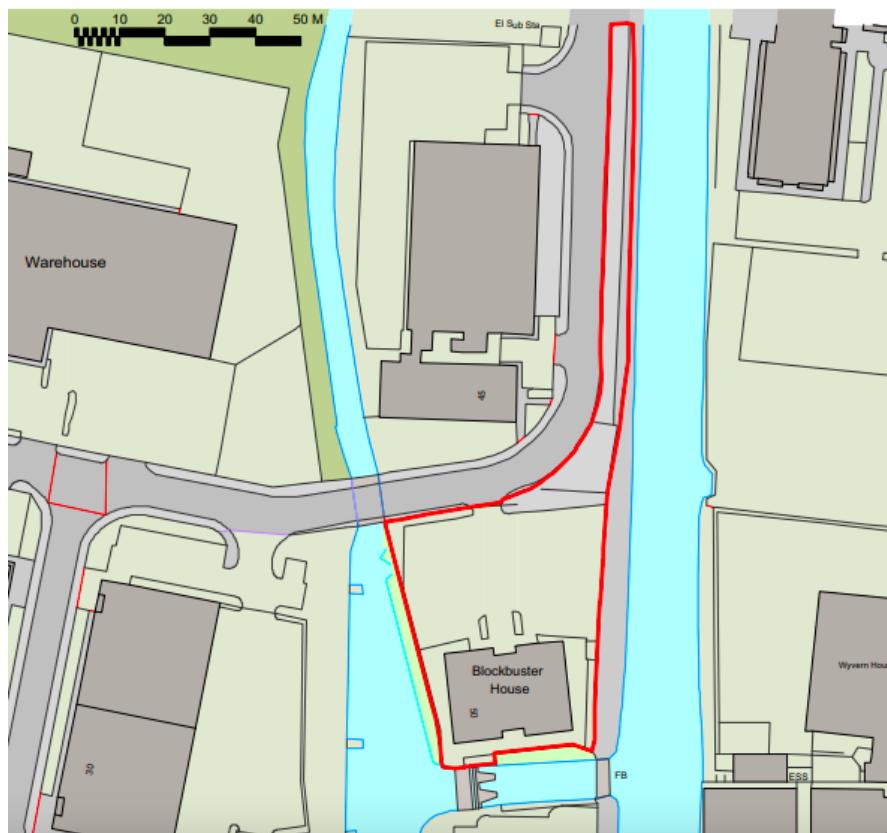
Planning Statement

**Discharge of Conditions 10 A, 20 and 22(i) of planning permission reference:
43495/APP/2023/1669**

The discharge of conditions 10A, 20 and 22(i) is sought as part of this submission of the recently approved Non-material Amendment to planning reference 43495/APP/2020/888 dated 26th January 2022 for the demolition of existing building and the erection of a part four and part five storey block providing 34 residential units (Use Class C3); associated access and other works including landscaping and amenity space, car and cycle parking and refuse storage.

The NMA was approved for the rewording of conditions 10, 14, 18, 20, 22 and 24 to allow demolition works to be undertaken on site prior to the full discharge of the conditions.

THE SITE / BACKGROUND



OS map extract – site outlined in red

The application site is situated to the south of Riverside Way.

The site is currently occupied by a 2-storey former officer block and car park. The Grand Union Canal is situated immediately to the east and River Colne is situated to the west.

The site consists of a large 2-storey office building which has been converted and occupied as residential units following a prior approval for a change of use from offices to construction works.

The existing building on the site is set back from the entrance on Riverside Way by a large open area of hardstanding utilised for car parking.

The site boundary is largely enclosed with low fences and with trees and shrubs. There are mature large trees on the southern and eastern boundaries.

The site lies within the North Uxbridge Industrial and Business Area which is designated as Strategic Industrial Land within the London Plan (2016).

The site falls within an area of an Article 4 Direction which prevents the change of use from commercial to residential uses without full planning consent and this order was not made until November 2016.

The site is accessed off Riverside Way and the surrounding area is characterised by a range of industrial and commercial uses. The Grand Union Canal is designated as a site of Metropolitan Importance.

The western part of the site is situated within Flood Zone 3 which is a functional flood plain.

The site has a Public Transport Accessibility Rating of 0. The site does not comprise of any statutory or locally listed buildings and is not located in a conservation area. The application site is situated within the Colne Valley Archaeological Priority Area.

CONDITIONS seeking discharge:

Condition 10 part A – requires a demolition management plan. The management plan addresses points (i) to (viii).

Condition 10 reads:

- A) Prior to development commencing, the applicant shall submit a demolition management plan to the Local Planning Authority for its approval. The demolition management plan shall detail:
 - (i) The phasing of demolition works.
 - (ii) The hours during which demolition works will occur (please refer to informative I15 for maximum permitted working hours).
 - (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
 - (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
 - (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the demolition process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

- (vi) Measures to reduce the impact of the demolition on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition materials on site.
- (viii) Details of cranes and other tall construction equipment (including the details of obstacle lighting). The approved details shall be implemented and maintained throughout the duration of the demolition process.

Condition 20 – compliance with GLA requirements for non-road mobile machinery.

1. No development shall commence until:
 - a) proof of registration in GLA's database (nrmm.london/nrmm/about/what-nrmm-register) and proof that the relevant machinery used for the demolition stage only is in compliance with London's Low Emission Zone for non-road mobile machinery requirements are submitted to and approved in writing by the Local Planning Authority.
 - b) proof that non-road mobile machinery used in relation to any demolition works on site comply with the standards set out at Supplementary Planning Guidance 'The Control of Dust and Emissions from Construction and Demolition' is submitted to and approved in writing by the Local Planning Authority. No construction shall take place until:
 - c) proof of registration in GLA's database (nrmm.london/nrmm/about/what-nrmm-register) and proof that all construction is in compliance with London's Low Emission Zone for non-road mobile machinery requirements is submitted to and approved in writing by the Local Planning Authority.
 - d) Proof that non-road mobile machinery complies with the standards set out at Supplementary Planning Guidance 'The Control of Dust and Emissions from Construction and Demolition' is submitted to and approved in writing by the Local Planning Authority. 2. This will apply to both variable and constant speed engines for both NOx and PM. These standards will be based upon engine emissions standards set in EU Directive 97/68/EC and its subsequent amendments

Condition 22 part (i) – requires intrusive demolition stage asbestos survey

- (i) No works shall commence until an intrusive demolition stage asbestos survey is submitted and approved by the Local Planning Authority (LPA).

DETAILS SUBMITTED

The following details have been submitted for the above conditions.

- Demolition Management Plan by J Mould (document ref: DMP-J985 dated 6th March 2024)
- Traffic Management Plan by J Mould (document reference: TMP-J985 dated 6th March 2024)
- Asbestos Survey Report by Airsafe Surveys Ltd dated 14th August 2023
- Machinery Register dated 6th March 2024

- Plant Certificate dated 26th July 2023
- Weir House Notice to person undertaking demolition under Section 81 of the Building Act 1984

SUMMARY OF DETAILS

The asbestos survey confirms that there is no asbestos within the building and no further action is required for this.

The demolition management clearly sets out details in regards to each point outlined in the condition which includes traffic management, deliveries and traffic management plan.

On this basis we consider that the conditions can be discharged.

We trust the above details are sufficient and satisfactory for the Council to discharge of these planning conditions.

We look forward to hearing from you on this matter.

Regards,

CUBE Planning Ltd

13.03.2024