

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 16th October 2019

2/03	<p><u>Addendum Item 1:</u></p> <p>The following conditions to be added in relation to biodiversity:</p> <p>21. The development hereby approved shall not commence until a Construction Environmental Management Plan, incorporating necessary safeguards to prevent impacts on wildlife during site preparation and construction and the recommendations and method statement provided in the Preliminary Ecological Appraisal has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so agreed.</p> <p>REASON: To protect and enhance biodiversity.</p> <p>22. Any lighting on the site, including any existing lighting or that which might be installed subsequently, and any construction lighting, shall be designed or modified, deployed and used so as to avoid disturbance to or impacts on the behaviour of bats and their prey.</p> <p>REASON: To protect biodiversity.</p> <p>23. The development hereby approved shall not commence until a detailed plan of enhancements for the site, to incorporate:</p> <ul style="list-style-type: none"> (a) The placement and type of two ‘woodcrete’ or equivalent sparrow terraces (e.g. Schwegler 1SP); (b) The placement and type of four ‘woodcrete’ or equivalent, directly linkable bat tubes (e.g. Schwegler 2FR) in two groups of two; (c) The dimensions and specifications for the natural SUDs pond, and details of plantings within this along the related swales. (d) The placement of one or two ‘shelterpiles’ in the vicinity of the pond. <p>has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed.</p> <p>REASON: To protect and enhance biodiversity.</p> <p>24. Prior to occupation of the new building, a plan for the ongoing management of the</p>
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	<p>pond and the swales, during the establishment phase and thereafter, shall be submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed.</p> <p>REASON: To protect and enhance biodiversity.</p>
2/05	<p><u>Addendum Item 1:</u> Pages 153-155 – Traffic Management Plan:</p> <p>A Traffic Management Plan is referred to in paragraph 6.7.3. The Council’s Highways Authority has asked for additional detail and amendments to this document. These can be conditioned, and the recommended condition is included below as part of this addendum.</p> <p><u>Addendum Item 2:</u> Pages 161- 168 – Additional and Amended Conditions</p> <p>For Condition 2 substitute:</p> <p>2. <u>Approved Plans and documents</u></p> <p>Unless otherwise agreed in writing by the local planning authority, the development shall be carried out, retained and completed in accordance with the following approved drawings and documents:</p> <p>IF 17-04/001, IF 17-04/002 Rev B, IF 17-04/003 Rev A, IF 17-04/400, IF 17-04/401, IF 17-04/100 Rev B, IF 17-04/101 Rev A, IF 17-04/102 Rev A, IF 17-04/103 Rev A, IF 17-04/104 Rev A, IF 17-04/200 Rev B, IF 17-04/201 Rev B, IF 17-04/202 Rev C, IF 17-04/203, IF 17-04/300 Rev A, SK04, LC4415EW, Proposed Landscaping Rev A, Design and Access Statement incorporating landscape design dated April 2019, Daylight and Sunlight Assessment dated March 2019, Energy and Sustainability Statement dated 20th March 2019, Planning Statement dated May 2019, Tree Survey and Arboriculture Method Statement dated April 2019, Noise Impact Assessment Report dated 15 March 2019, Surface Water Drainage Strategy dated April 2019, Foul Sewage and Utilities Assessment dated May 2019, Affordable Housing Viability Submission dated May 2019, ‘Order of cost estimate’ dated 12th April 2019, CBRE letter dated 20 April 2019, Development Appraisal dated 13 May 2019, Explanatory Notes dated May 2019, Preliminary Ecological Appraisal dated April 2019, Delivery and Servicing Plan dated April 2019, Transport Assessment dated April 2019, Outline Construction Logistics Plan dated August 2019; Parking Management Plan dated October 2019</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p> <p>Add Condition 23:</p> <p>23. <u>Parking Management Plan</u></p> <p>Notwithstanding the approved documents, prior to the occupation of the development, an amended car parking management plan shall be submitted to, and agreed in writing by the local planning authority, which shall include the following details:</p>

- a) Car parking allocated not too units but leased as proposed; with priority given to electric/low emission vehicle owners and family sized units.
- b) Further information to demonstrate how this Plan can help to discourage unnecessary car ownership.
- c) Draft London Plan Policy T6.1 requires that for 3% of dwellings, at least one designated disabled bay is provided and demonstrate how a further 7% of dwellings could be provided a disabled bay in the future. The amended details should take this policy into account and the plan amended to show that two of the spaces currently indicated as disabled bays could be provided as standard bays at the outset with 3 more being provided on demand. The disabled parking provided at the outset must be retained.
- d) Figure 1.2 shows 7 active electric vehicle charging points however the remaining parking spaces need to be provided with the infrastructure for future provision of EV charging (passive provision)

The development shall be carried out in accordance with the details so agreed and in place prior to first occupation of the development and shall be retained as such thereafter.

REASON: To ensure that the development achieves suitable levels of car parking, which would be appropriately managed, consistent with Policy 6.13 of the London Plan.

Addendum Item 3:

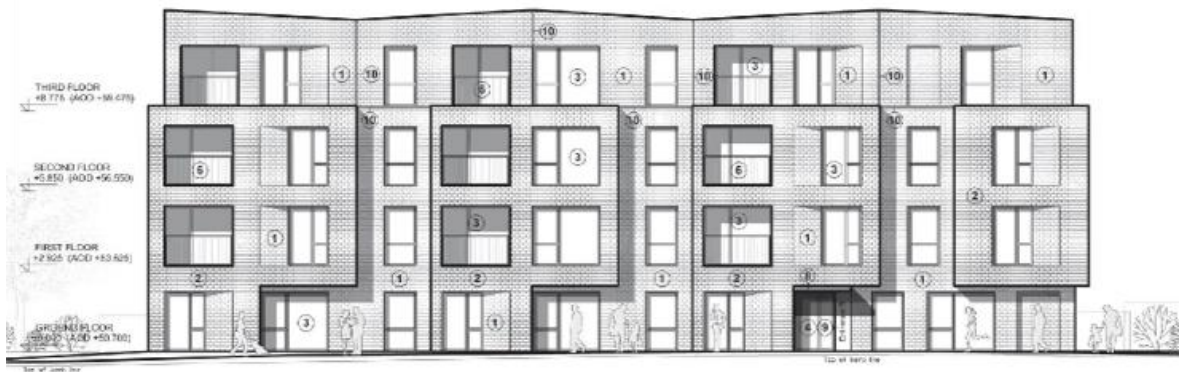
Page 172 - Addition of Appendix 2: Plans



Proposed Ground Floor / Site Plan



**NORTH - WEST ELEVATION
ELEVATION 2 - Eastcote Lane**



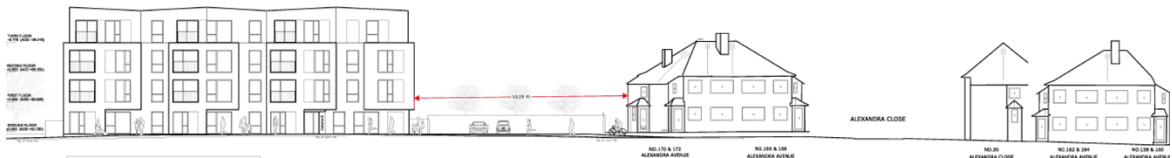
**SOUTH - WEST ELEVATION
ELEVATION 1 - Alexandra Avenue Street**



**NORTH - EAST ELEVATION
ELEVATION 3**



**SOUTH - EAST ELEVATION
ELEVATION 4**



View from Alexandra Avenue



View from Eastcote Lane

Agenda Item 10 – Representations on Planning Applications

2-05	143/145 Eastcote Lane & 172A Alexandra Ave - P/2156/19	<ul style="list-style-type: none"> • Mrs Myrtle Martin (objector) • Max Plotnek (agent) • Cllr Jerry Miles (backbencher)
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