

Addendum to Report to Planning Committee

TP/10/0339 - North Middlesex Hospital

Recommendation

That planning permission be GRANTED subject to the following conditions:

1. C60 Development in Accordance with Approved Plans
2. Prior to any construction work commencing, details of a methodology for the demolition of existing buildings on the site shall be submitted to and approved by the Local Planning Authority. The demolition works shall be carried out in accordance with the methodology approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: in order to safeguard the amenities of neighbouring residential properties and to ensure the works do not prejudice air quality.

3. Prior to the commencement of any construction work including demolition, on Phase 1 of the development, a Construction Environmental Action Plan relating to that element shall be submitted to and approved by the Local Planning Authority. The Plan to be adhered to for the duration of the construction works for both Phases A & B.

Reason: in the interests of safeguarding the environment of the surrounding area.

4. Phase A of the development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance

5. In the event of Phase B of the development hereby approved proceeding, no construction shall commence until details of the elevations and external appearance of the upper levels including materials, have been submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: in the interests of ensure the development of if the highest design quality and does not detract from the visual amenities of the surrounding area

6. Phase A of the development hereby approved shall not be occupied until the additional 41 parking spaces together with the alterations to the internal road layout and previously approved parking arrangements, as shown on Drg No A429-F-02A-03-01 PO1 (Phase A) have been constructed and are available for use. Thereafter, the parking spaces shall be retained unless otherwise agreed by the local planning authority

Reason: To ensure that the development complies with Unitary Development Plan and London Plan policies and to prevent the introduction of activity which would be detrimental to amenity

7. Phase 2 of the development hereby approved shall not be occupied until the additional 105 parking spaces, as shown on Drg No A429-F-02A-03-01 PO1 (Phase B) together with the alteration to the internal layout have been constructed and are available for use. Thereafter, the parking spaces shall be retained unless otherwise agreed by the local planning authority

Reason: To ensure that the development complies with Unitary Development Plan and London Plan policies and to prevent the introduction of activity which would be detrimental to amenity

8. No development shall commence until a Management Plan demonstrating the retention and availability of 698 parking spaces across the site for the duration of the construction period, has been submitted to and approved by the local planning authority. The approved plan shall be adhered to at all times.

Reason: To ensure that the development complies with Unitary Development Plan and London Plan policies and to prevent additional on street parking in the vicinity which would act to the detriment of the free flow and safety of traffic and pedestrians using the neighbouring highways?

9. The parking area(s) forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To ensure that the development complies with Unitary Development Plan and London Plan policies and to prevent the introduction of activity which would be detrimental to amenity

10. No plant, machinery, goods, products or waste material shall be deposited or stored on any open part of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and the appearance of the site.

11. The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

12. The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

13. No development shall commence until details of trees, shrubs and grass to be planted in connection with Phase A have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

14. In the event of Phase B of the development hereby approved proceeding, no construction shall commence until details of trees, shrubs and grass to be planted in connection with Phase A have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

15. Details of any external lighting proposed in connection with the hospital development hereby approved together with appropriate mitigation measures to prevent external lighting affecting light sensitive premises including neighbouring residential properties shall be submitted to and approved by the Local Planning Authority. The lighting to be installed in accordance with the approved details.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers

16. In the event of Phase B of the development hereby approved proceeding, no construction shall commence until details of any external lighting proposed in connection with the hospital development hereby approved together with appropriate mitigation measures to prevent external lighting affecting light sensitive premises including neighbouring residential properties shall be submitted to and approved by the Local Planning Authority. The lighting to be installed in accordance with the approved details.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers

17. The development shall not commence until a scheme to deal with contamination of the site including an investigation and assessment of the extent of contamination and the measures to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with written confirmation by the appointed specialist to confirm implementation prior to the commencement of hospital development.

Reason: To avoid risk to public health and the environment.

- 18 No development shall commence until alternative arrangement for the routing of Bus 491 together with any transitional arrangements to cover the construction period have been agreed with TfL and submitted to and approved by the local planning authority. The approved route to be implemented prior to the use of the development commencing.

Reason; in order to ensure adequate arrangements for public transport are maintained for the hospital

- 19 Development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

20. The construction of the surface and foul water drainage system for the hospital element of the development hereby approved shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority in consultation with the Environment Agency prior to any element of the hospital development including demolition commencing.

Reason: to prevent pollution of the water environment

- 21 During the construction period for Phases A and B of the development hereby approved, an area shall be maintained within the site for the loading/unloading, parking and turning of delivery, service and construction vehicles.

Reason: to prevent obstruction on the adjoining highways and to safeguard the amenities of surrounding occupiers

22. Details of facilities and methodology for cleaning the wheels of construction vehicles leaving the site of this element have been submitted to and approved in writing by the Local Planning Authority in respect of both Phases A and B. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period for each respective phase.

Reason: To prevent the transfer of site material onto the public highway in the interests of safety and amenity.

23. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.