

Date: 25 February 2021  
Planning Portal Ref: PP-09533464  
Our Ref: 12988b

Sheetal Chikhlia  
Planning and Building Control  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW



Dear Sheetal

### **PLANNING PERMISSION 20/3845/FUL**

### **SUBMISSION OF DETAILS TO DISCHARGE CONDITION 3**

We write on behalf of BXS Limited Partnership acting by its general partner BXS GP Limited ('BXS LP') to submit an application to fully discharge details pursuant to Condition 3 of planning permission 20/3845/FUL (dated 30<sup>th</sup> November 2020) relating to the construction of an eastern entrance to the New Train Station within the Phase 2 (South) (Thameslink Station) sub-phase of Brent Cross Town ('BXT').

#### **Application Package**

In addition to this cover letter, this application comprises the following documents:

- Environmental and Social Management Plan ('ESMP'), prepared by VolkerWessels UK, in relation to Brent Cross West Station, and which includes the application site area of the Station Eastern Entrance; and
- Construction Transport Management Plan ('CTMP'), prepared by RSK Environment Ltd, in relation to Brent Cross West Station, and which includes the application site area of the Station Eastern Entrance.

It should be noted that the ESMP and CTMP (both without the addition of the information relating specifically to the Station Eastern Entrance) have been previously submitted pursuant to Condition 8.3, 12.1 and 28.1 (LBB App Ref. 20/1532/CON & 20/3068/CON), of the overarching Section 73 Permission (LBB App Ref: F/04687/13).

This application was submitted via the Planning Portal on 25 February 2021 (Planning Portal Reference: PP-09533464). The application fee of £116 has been paid for online.

#### **Condition 3**

Condition 3 of ref. 20/3845/FUL states:

*"3 Prior to the commencement of the development hereby permitted a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include (but not be limited to) the following details where relevant:*

#### **Partners**

R J Greeves BSc (Hons) MRICS  
G Bullock BA (Hons) BPL. MRTPI  
A Vickery BSc MRICS IRRV (Hons)  
S Price BA (Hons) DipTP MRTPI

A R Holden BSc (Hons) FRICS  
G Denning B.Eng (Hons) MSc MRICS  
B Murphy BA (Hons) MRUP MRTPI  
A Meech BSc MRICS

S Page BA MA (Cantab) MSc MRTPI  
P Roberts FRICS CEnv  
T Lodeiro BA (Hons) PGDip MSc MRICS  
A Pilbrow BSc (Hons) MRICS IRRV(Hons)



- i. *details of the routing of construction and service and delivery vehicles to and from the site, hours of access, access and egress arrangements within the site and security procedures;*
- ii. *indicative construction programme setting out site preparation and construction stages of the development;*
- iii. *details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;*
- iv. *details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;*
- v. *the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;*
- vi. *a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;*
- vii. *noise mitigation measures for all plant and processors;*
- viii. *details of contractor compound and car parking arrangements;*
- ix. *details of a community liaison contact for the duration of all works associated with the development;*
- x. *details and plans of traffic management measures (e.g. temporary lane restrictions/closures/diversions, signage, parking controls, key access and crossing points, emergency vehicle access) including measures to protect the free flow of traffic and vulnerable road users;*
- xi. *plans should be to scale and annotated with dimensions showing all points of access (vehicular and pedestrian); position of hoardings, position of nearby trees; location of vehicle standing areas, wheel washing location and details, surrounding properties and their access points; parking bay suspensions; available footway and carriageway widths.*

*The development shall thereafter be implemented in accordance with the measures detailed within the Construction Environmental Management Plan.*

*Reason: In the interests of highway safety, noise and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016), Policies 5.21, 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016), and to accord with the Mayor's The Control of Dust and Emissions During Construction and Demolition SPG (2014).*

## Assessment

The ESMP and CTMP which accompany this application have been prepared and submitted to meet the requirements of Condition 3 of ref. 20/3845/FUL. As explained above, the ESMP and CTMP have been submitted previously to discharge relevant conditions of the overarching Section 73 permission as it related to the Brent Cross West Station. The ESMP and CTMP have now been updated to include the Station Eastern Entrance, which forms part of the wider Brent Cross West Station package of works. Both documents have been prepared to accord with the principles of the Code of Construction Practice for the wider BXT development.

The following table sets out the requirements listed in Condition 3 of ref. 20/3845/FUL and identifies the relevant document and section where the requirements have been addressed.

20/3845/FUL – Condition 3 Requirements	Document / Section where this is addressed
i. details of the routing of construction and service and delivery vehicles to and from the site, hours of access, access and egress arrangements within the site and security procedures;	CTMP – Section 4.3 CTMP – Section 4.4 CTMP – Section 4.1 CTMP – Appendix 3 (HGV routing)
ii. indicative construction programme setting out site preparation and construction stages of the development;	ESMP – Section 1.1.3 CTMP – Section 1.1.4 CTMP – Appendix 4 (Indicative Construction Programme)
iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;	ESMP – Section 3.8 ESMP – Appendix 5 (Site Layout Plan) CTMP – Appendix 1 (Site Compound Layout)
iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;	CTMP – Section 4.10
v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;	ESMP – Section 3.3 & 3.4
vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;	ESMP – Section 3.4 & 3.6.5
vii. noise mitigation measures for all plant and processors;	ESMP – Section 3.3.5
viii. details of contractor compound and car parking arrangements;	CTMP – Section 4.2 CTMP – Appendix 1 (Site Compound Layout) ESMP – Appendix 5 (Site Layout Plan)
ix. details of a community liaison contact for the duration of all works associated with the development;	ESMP – Section 1.1.5

<p>x. details and plans of traffic management measures (e.g. temporary lane restrictions/closures/diversions, signage, parking controls, key access and crossing points, emergency vehicle access) including measures to protect the free flow of traffic and vulnerable road users;</p>	<p>CTMP – Section 4</p>
<p>xi. plans should be to scale and annotated with dimensions showing all points of access (vehicular and pedestrian); position of hoardings, position of nearby trees; location of vehicle standing areas, wheel washing location and details, surrounding properties and their access points; parking bay suspensions; available footway and carriageway widths.</p>	<p>ESMP – Appendix 5 (Site Layout Plan) CTMP – Appendix 1 (Site Compound Layout)</p> <p>Please note, some of the requirements stipulated in 3 (xi) are not shown on the Site Layout Plan due to the following:</p> <ul style="list-style-type: none"> <li>- There are no trees within the Site compound;</li> <li>- Permanent wheel washing facilities are not proposed as described within the management plans;</li> <li>- No parking bay suspensions apply;</li> <li>- Footway and carriageway widths on Brent Terrace are not affected.</li> </ul>

We trust that the above and enclosed details are sufficient to discharge the above condition, however should you require any further details or have any queries, please do not hesitate to contact either

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Yours sincerely,

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DWD