

REF: R00031/MR/BH/TJ

FAO: Max Smith
Tower Hamlets Planning Department
Mulberry Place
5 Clove Crescent
London
E14 2BG

15th June 2021

Dear Max,

**SECTION 74B APPLICATION IN RELATION TO CONSTRUCTION WORKING HOURS ASSOCIATED WITH PLANNING PERMISSION PA/18/01544
SITE AT 3-11 GOULSTON STREET AND 4-6 AND 16-22 MIDDLESEX STREET, E1 7QA**

I write on behalf of our client, Unite Students, to submit an application for a Section 74B (S74B) application in relation to planning permission LPA Ref. PA/18/01544, which was approved on 10th September 2019, for the:

“Demolition of existing substation and construction of a part 8/16/24 storey building with basement, including 913 rooms of purpose-built student accommodation (sui generis); 430sqm of exhibition space (Use Class D1); 120sqm of incubator floorspace and 1380sqm of office space (Use Class B1) at ground, first, second and third floor levels; together with cycle parking; landscaping and public realm improvements.”

Background to S74B Application

It should be noted that the Business and Planning Act 2020 amended The Town and Country Planning Act 1990 through the introduction of Section 74B (Conditions relating to construction working hours) in order to allow temporary extensions to construction working hours until April 2021. Further to this, a ministerial statement was made by the Secretary of State for the Ministry of Housing, Communities and Local Government on 25th March 2021 which confirmed that the approach to construction working hours will remain in place until 30th September 2021.

Condition 3 of LPA Ref. PA/18/01544 states:

“Unless otherwise specified by a S61 Consent granted under the Control of Pollution Act 1974, demolition, building, engineering or other operations associated with the construction of the development (including arrival, departure and loading and unloading of construction vehicles):

- a) Shall be carried out in accordance with the Tower Hamlets Code of Construction Practice;*
- b) Shall only be carried out within the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. No works shall take place on Sundays and Public Holidays;*

- c) *Any non-road mobile machinery (NRMM) used shall not exceed the emission standards set out in the Mayor of London's 'Control of Dust and Emissions During Construction and Demolition' Supplementary Planning Guidance 2014 and be registered under the Greater London Authority NRMM scheme www.nrmm.london;*
- d) *Ground-borne vibration shall not exceed 1.0mm/s Peak Particle Velocity (PPV) at residential and 3.0mm/s PPV at commercial properties neighbouring the site;*
- e) *Noise levels measured 1 metre from the façade of any occupied building neighbouring the site shall not exceed 75dB(A) at residential and commercial properties, and 65dB(A) at schools and hospitals (LAeq,T where T = 10 hours Monday to Friday and 5 hours for Saturday).*

Reason: To safeguard the amenity of local residents and the area generally in accordance with policies SP10 of the Core Strategy (2010), and DM25 of the Managing Development Document (2013)".

It is important to note the works that are to be carried out under the permitted extended working hours will not have an adverse impact on noise pollution. The site is to be open from 7.30am with physical works commencing at 8am until 7pm with the last hour of the day being deliberately planned for less noisy or intrusive works to be carried out. In addition, no Sunday works will take place.

In light of the above, this application seeks approval for a S74B application to allow for extended construction working hours until 21st September 2021 in compliance with the Business and Planning Act 2020.

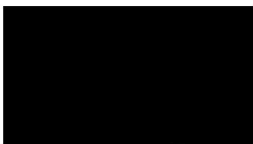
Contents of S74B Application

The below documents have been submitted to the planning portal in support of this submission:

- This covering letter prepared by ROK Planning.

I trust that you have all the information you require for the submission of this S74B application. If, in the interim, you have any queries please do not hesitate to contact either Bethan Hawkins (bethan.hawkins@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



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