

Our Ref: CP-0024
30 November 2023

Royal Borough of Greenwich
Woolwich Centre,
5th Floor
35 Wellington Street
Woolwich
SE18 6HQ

Dear Sir / Madam,

81-88 Beresford Street, Woolwich, London SE18 6BG - Approval of details application for Condition 41 of Planning Permission (21/4216/F)

Planning Portal Ref: PP-12644363

Please find enclosed on behalf of the applicant, B Woolwich Limited, an application for the full discharge of Condition 41 as well as the recommended details set out by Informative 2 of planning permission 21/4216/FUL. This application has been submitted online via Planning Portal. The appropriate fee of £116 has been paid to the Council.

In addition to this cover letter, the application is accompanied by the following documentation:

Crossrail Tunnel Impact Assessment Rev 2 (November 2023) - prepared by IDOM;
Environmental Vibration Impact Assessment (November 2023) - prepared by
Sound Advice Acoustics Ltd; and
81-88 Beresford St - TfL letter of no objection to works dated 30/11/2023

Planning Background

Planning permission was granted on 04 August 2022 (ref: 21/4216/FUL) for the following development:

"Demolition and redevelopment of the former Woolwich Catholic Club site for a new building comprising purpose built student accommodation and associated amenity space (Sui Generis) and flexible community use (Use Class F1/F2) at part ground floor level, together with ancillary plant and servicing; and associated enabling works. The development may impact on the setting of the nearby Grade I, Grade II* and Grade II listed buildings. In addition, the development may also impact on the setting of the nearby Royal Arsenal Conservation Area and Woolwich Conservation Area."



Condition 41 (Foundation design and settlement) of said planning permission requires the following:

"None of the development hereby permitted shall be commenced (with the exception of demolition and site clearance) until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling, any other temporary or permanent installations and site investigations, have been submitted to and approved in writing by the Local Planning Authority in consultation with Crossrail which:

- (i) Accommodate the location of the Crossrail/Elizabeth Line, including any temporary works associated completion of the Crossrail/Elizabeth Line,
- (ii) Mitigate the effects on the Crossrail/Elizabeth Line, of ground movement arising from development.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs (i) and (ii) of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason 41: To ensure Crossrail/Elizabethan line is not put at unacceptable risk from, or adversely affected by any works at the site below ground level in accordance with policy D10 of the London Plan (2021)"

The above condition is intended to be read alongside Informative 2 (Transmitted groundbourne noise & vibration) of the planning permission which states:

"The Developer is recommended to assess and mitigate the possible effects of noise and vibration arising from the operation of the Crossrail/Elizabeth Line."

Assessment

In order to fully satisfy the requirements of condition 41 above, we hereby enclose a Crossrail Tunnel Impact Assessment Revision 2 (November 2023) prepared by IDOM Merebrook. This includes the details of a Ground Movement Assessment (GMA) to assess the impact of the proposed development on the Elizabeth underground line assets, and to check this against ground movement criteria set by London Underground to prevent disruption of its operations.

Further to the above, an Environmental Vibration Impact Assessment (November 2023) has been prepared by Sound Advice Acoustics Ltd in response to the recommendation in Informative 2 of the planning permission. This assessment includes a vibration survey to determine the impact of existing vibration levels on the approved student accommodation scheme at Beresford Street.



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In order to ensure that the information submitted to discharge the above requirements and recommendations is adequate and sufficiently robust, the Applicant has sought to engage in prior discussions with the Infrastructure Protection Team at Transport for London (TfL). In response to reviewing the same information submitted with this application, TfL have confirmed in the attached letter dated 30 November 2023 that they have no objection to the development works proceeding as described in these submitted documents.

We trust that the enclosed information is sufficient for the Council to discharge Condition 41 in full and we look forward to a swift and positive outcome. However, should you have any queries or wish to discuss the matter further, please do not hesitate to contact me on 0203 893 2111.

Yours sincerely,



On behalf of Causeway Planning