

FSCW May 2013  
update report

<b>Agenda Item number:</b>	7.2
<b>Reference number:</b>	PA/13/00116
<b>Location:</b>	Units 24, 26, 28, 30 & 32, Mastmaker Road, London, E14 9UB
<b>Proposal:</b>	Change of use of existing light industrial units (Use Class B1) (numbers 24, 26, 28, 30 and 32) to a secondary school (Use Class D1) offering vocational courses for 14-19 year olds.

## 1.0 CONSULTATION RESPONSE

### LBTH Environmental Health Contaminated Land

1.1 The Borough Environmental Health Contaminated Land Officer has confirmed that the trigger for the contaminated land condition should be prior to occupation. The reason being that they consider that soil testing and validation would be required on a small patch of land designated for soft landscaping to be used in conjunction with the nursery.

1.2 [Officer Comment: The trigger for the condition would be prior to occupation as requested.]

### Transport for London (TfL)

1.3 The Transport Assessment assumes there would be a minor impact on the local public transport network as the school hours only run between 10:00-1600. TfL consider if the school were to operate within normal school hours, there would be a more significant impact to public transport. Therefore they have requested conditions restricting the schools operational hours and maximum capacity of the premises at any one time.

1.4 [Officer Comment: Following a conversation with the TfL Highway Officer it was established that the main concern was to ensure students would not be arriving at the school before 09:00am in order to avoid the morning rush, and accordingly it was agreed to secure a compliance condition restricting the maximum number of students as well as a condition requiring no students to arrive at the school before 9am. Both conditions would be attached as requested.]

## CONDITIONS

As a result of the above consultee comments the list of suggested conditions now reads as follows:

### Compliance:

- Time Limit for implementation 3 years
- Compliance with plans
- Compliance with Construction Management Plan
- Compliance with School Management Plan.
- Maximum number of 302 students on the site at one time.
- Compliance with hours of operation
  - (07:00 – 09:00 (staff and teachers only) and 09:00 - 23:00 (no restrictions).

### Prior to Occupation:

- Contamination
- Travel Plan including details of management of short stay car parking spaces.
- Delivery and Servicing Plan
- Flood Evacuation Plan
- Energy
- Post completion testing to demonstrate best endeavours to comply with Building Bulletin 98 with regard to noise.

## 2.0 **RECOMMENDATION**

2.1 Officer's recommendation remains unchanged.