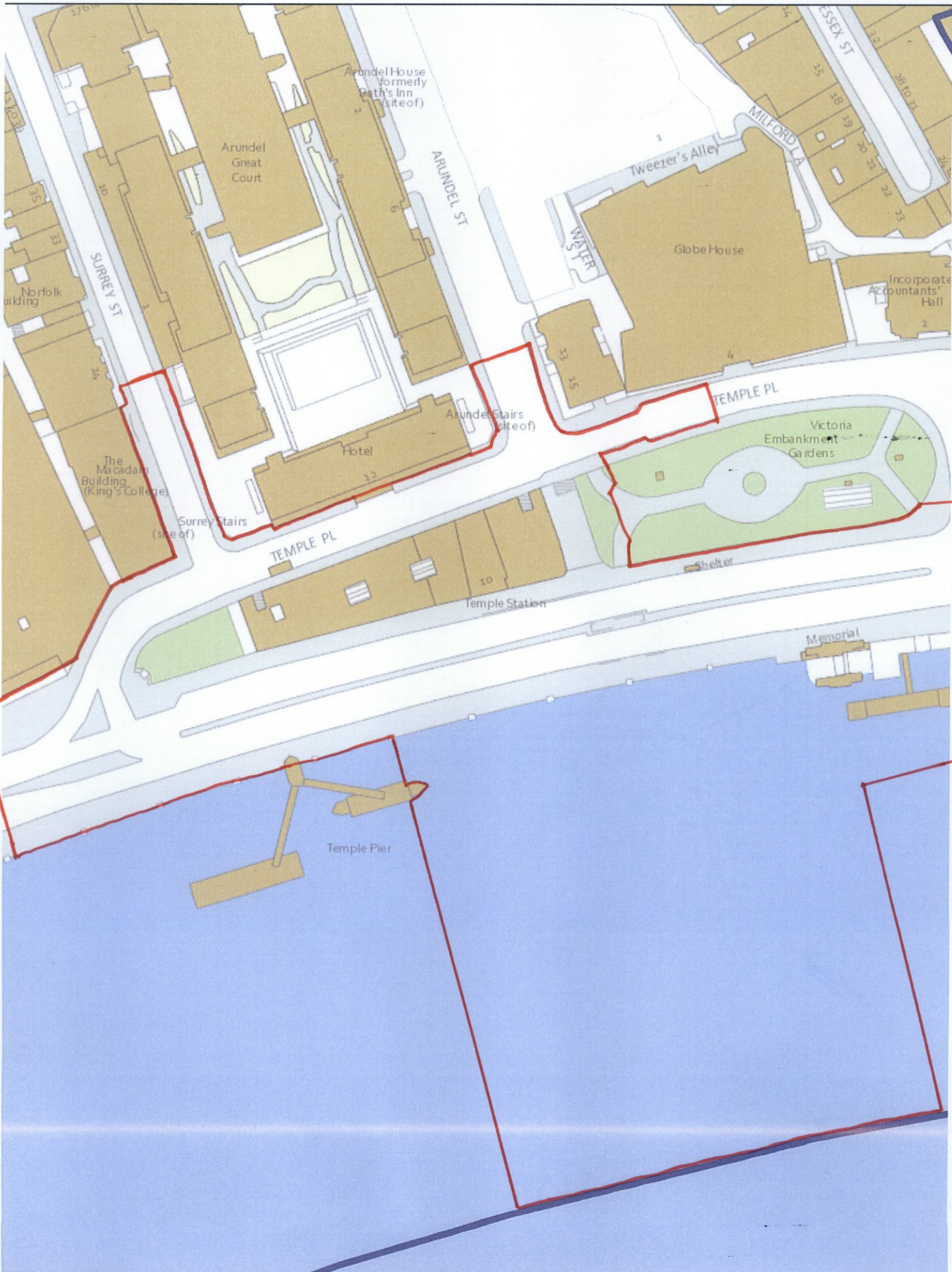


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 20 October 2015	Classification For General Release	
Report of Director of Planning	Wards involved St James's		
Subject of Report	Temple Station Buildings, Victoria Embankment, London, WC2R 2PN		
Proposal	Details of Site Environmental Management Plan (SEMP) pursuant to Condition 8 of planning permission dated 22 December 2014 (RN: 14/05095/FULL) for erection of new pedestrian bridge with incorporated garden extending over the River Thames from land adjacent to The Queen's Walk on the South Bank to land above and in the vicinity of Temple London Underground Station on the North Bank. (The Garden Bridge).		
Agent	Adams Hendry Consulting Limited		
On behalf of	The Garden Bridge Trust		
Registered Number	15/06592/ADFULL	TP / PP No	TP/2355
Date of Application	17.07.2015	Date amended/ completed	20.07.2015
Category of Application	Non DCLG		
Historic Building Grade	Unlisted		
Conservation Area	Strand		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Approve details.



This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

Data Source:

N

0 5 10 20 Metres

• City of Westminster



TEMPLE STATION BUILDINGS, VICTORIA EMBANKMENT, WC2

2. SUMMARY

Planning permission was granted for the erection of a new pedestrian bridge with incorporated garden extending over the River Thames from land adjacent to The Queen's Walk on the South Bank to land above and in the vicinity of Temple London Underground Station on the North Bank on 22 December 2014 (The Garden Bridge).

A Site Environmental Management Plan (SEMP) has been submitted to the Council to discharge Condition 8. The SEMP is required to address construction matters relating to noise and vibration, air quality, visual impact of construction activities, water pollution, waste and community responsibility.

The SEMP advises that the construction of the scheme will take approximately 32 months and will involve the use of two river-based and two land-based work sites within Westminster and Lambeth. Construction is anticipated to commence in early 2016 and finish in May 2018.

Prior to the submission of the SEMP to the Council, the applicant carried out a consultation exercise with local stakeholders in Westminster and Lambeth including a leaflet drop, consultation events and individual meetings. The vast majority of responses to this consultation exercise came from the Lambeth area with just three identified from Westminster. The applicant held individual meetings with HQS Wellington, Ward Councillors, Middle Temple, Northbank BID, 2 Temple Place, The Yacht, Waterway Properties and Kings College London.

From this consultation exercise, a key concern for Westminster stakeholders is the potential for noise and vibration disturbance to residents living close to the bridge. In response, the applicant advises that the scheme has been designed so that the majority of works take place using platforms on the river. Core working hours set out in the SEMP are 0800-1800 Monday to Friday and 0800-1300 on Saturdays. Noisy work must not take place outside these hours unless except as may be exceptionally agreed by other regulatory regimes such as the police, by the highways authority or by the local authority under the Control of Pollution Act 1974. The SEMP advises that as part of the community engagement process, notifications will be sent to the local community and stakeholders with as much advance notice as possible of construction activities. The SEMP also advises that the contractor will have a community liaison team responsible for the handling of complaints and a construction forum will provide a regular meeting opportunity for the community to discuss construction related matters.

The concerns of Waterway Properties regarding cumulative impacts with their own development and 190 Strand are noted. The Council's Environmental Health officers are satisfied with the content of the SEMP. The SEMP notes that cumulative impacts with other sites will be considered and that the process for how this will be managed will be developed in conjunction with Westminster and other contractors in the vicinity. The matters raised in Environmental Health's holding objection relating to air quality and vibration prediction have been resolved satisfactorily and the SEMP has been revised accordingly. For example, the SEMP now advises that an Air Quality Plan will be developed and implemented on site.

Detailed comments on the SEMP have been made by Tideway Tunnels. The applicant has provided a written response to these concerns and this is provided as a background paper. The response provided by the applicant is considered acceptable and the SEMP revised where appropriate.

It is considered appropriate to consider the SEMP in advance of an approved construction logistics plan (CLP) or the permanent highway works layout for Temple Place. The SEMP is a self-contained document that does not need to be assessed in the context of these other documents or plans. The hoardings layout plan for The Garden Bridge construction site will be contained in the CLP which is pending a decision by the Council. Negotiations on the permanent highway layout for Temple Place are on-going.

It is important to note that the Council has approved a Code of Construction Practice Part A as part of the original planning permission for the site. The S106 legal agreement linked to that permission (currently being assessed) also secured funding towards the Council's Environmental Inspectorate and Sciences teams which will require the developer to provide a Code of Construction Part B (currently being prepared), which is a similar document to the SEMP and will afford additional protection to local stakeholders.

3. CONSULTATIONS

ENVIRONMENTAL HEALTH

No objection to the updated SEMP.

TIDEWAY TUNNEL (responsible for constructing the Thames Tideway Tunnel or super sewer)

Do not object but a number of detailed comments have been made on the SEMP.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 0; Total No. of Replies: 1.

WATERWAY PROPERTIES LIMITED (developers for Arundel Great Court)

- The SEMP does not have sufficient regard to other construction sites in the area and their approved SEMP's. The Garden Bridge SEMP is inconsistent with the previously agreed SEMP for Arundel Great Court and 190 Strand. This may result in adverse cumulative impacts on neighbours, create difficulties in establishing responsibility for any construction impacts and difficulties in enforcement. The inconsistencies may lead to the existing construction sites being put in breach of the requirements put on them by the Council.
- The Council should consider the SEMP at the same time as the construction logistics plan (Condition 7) and details of the permanent highway layout and works (Condition 23).

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

14/05095/FULL

Erection of a pedestrian bridge with incorporated garden, extending for a length of 366m over the River Thames from land adjacent to The Queen's Walk on the South Bank to land above and in the vicinity of Temple London Underground Station on the North Bank (in the City of Westminster), the structure of the bridge having a maximum height of 14.3m above Mean High Water and a maximum width of 30m; the development also comprising the erection of two new piers in the River Thames; works to the highway in Temple Place, erection of stairs and ramp connecting Temple Place and the roof of Temple London Underground Station; works to trees (including the removal of trees); relocation of the Cabmen's shelter from Temple Place to Surrey Street; demolition and reconstruction works to Temple Station building including the replacement of its roof; associated construction works (including highway works at the Strand) and work sites; and works within the River Thames (including temporary and permanent scour protection, works to moorings and erection of temporary structures).

Permission granted 22 December 2014.

15/07102/ADFULL

Details of construction logistics plan pursuant to Condition 7 of planning permission dated 22 December 2014 (RN: 14/05095)

for erection of new pedestrian bridge with incorporated garden extending over the River Thames from land adjacent to The Queen's Walk on the South Bank to land above and in the vicinity of Temple London Underground Station on the North Bank. (The Garden Bridge)
Application pending.

BACKGROUND PAPERS

1. Application form.
2. Email from Environmental Health dated 3 September 2015.
3. Memorandum from Environmental Health dated 12 August 2015.
4. Email from Environmental Health sent 7 September 2015.
5. Letter from Gerald Eve on behalf of Waterway Properties Limited dated 17 August 2015.
6. Email from Tideway Tunnels dated 2 September 2015.
7. Response by Garden Bridge Trust to comments made by Tideway Tunnels dated 2 October 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT LOUISE FRANCIS ON 020 7641 2488 OR BY E-MAIL – lfrancis@westminster.gov.uk