

Transport and Works Act 1992

The Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006

Rule 10(6)(b)

The London Underground (Victoria Station Upgrade) Order

Town and Country Planning Act 1990

STATEMENT OF PROPOSED PLANNING CONDITIONS (REVISED)

In these conditions, unless the context otherwise requires:-

“the development” means the works authorised by the Order;

“the Order” means the London Underground (Victoria Station Upgrade) Order 2009; and

“the works” has the same meaning as authorised works as defined in the Order.

Time Limits

- 1 The development shall be begun before the expiration of five years from the date that the Order comes into force.

Reason: to ensure that the development is commenced within a reasonable period of time.

Approval of Above Ground Elements

- 2 The following above ground works shall in each case not be commenced until details of the siting, design and external appearance have been approved by the local planning authority:
 - (a) In Work No. 1 (extension of the Victoria Line ticket hall) the Wilton Road stairway and the air vent shafts.
 - (b) All above ground works comprised in Work No. 2 (passenger lift from the Victoria Line ticket hall to the Network Rail Victoria station).
 - (c) In Work No. 5 (ticket hall beneath Bressenden Place) the station entrance in Bressenden Place.
 - (d) In Work No. 5 (ticket hall beneath Bressenden Place) air ventilation and plant.
 - (e) In Work No. 5 (ticket hall beneath Bressenden Place) escape stairs and fire fighting access.

Reason: to enable reasonable and proper control to be exercised over these aspects of the development.

Approval of Above Ground Elements (widening of stairs)

- 3 In Work No. 3 (widening of existing stairs beneath the canopy of Network Rail Victoria Station) the above ground works shall not be commenced until details of the design and external appearance of these works have been approved by the local planning authority.

Reason: to enable reasonable and proper control to be exercised over these aspects of the development.

Advance Notice of Works

- 4 The local planning authority shall be given notice in writing of the proposed date for the commencement of the above ground works listed in conditions No. 2 and 3. The notice shall be given no less than 12 months prior to the date anticipated for the commencement of those works.

Reason: to enable reasonable and proper control to be exercised over these aspects of the development.

Landscaping

- 5 No landscaping works relating to the development shall be commenced until a landscaping scheme for those works has been submitted to and approved by the local planning authority. Such scheme shall make provision for the following where relevant:

Hard landscaping proposals

- (a) proposed finished ground levels;
- (b) pedestrian access;
- (c) hard surfacing materials;
- (d) proposed and existing functional services above and below ground level such as drainage, pipelines, power and communications cables; and
- (e) minor artefacts and structures such as street furniture, refuse or other storage units, signs and lighting.

Soft landscaping proposals

- (a) schedules and plans of proposed planting noting species, planting sizes and proposed numbers/densities; and

- (b) written specifications – including cultivation and other operations associated with plant and grass establishment,

and an implementation timetable shall be included in each such scheme.

Reason: to provide a suitable setting for the development in the interests of visual amenity and to enhance flora and fauna.

Implementation and maintenance of landscaping

- 6 All landscaping works shall be carried out in accordance with the approved landscaping scheme to which they relate, to a reasonable standard and in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice.

Reason: to ensure the provision, establishment and maintenance of landscaping in accordance with the approved schemes.

Replacement of Trees

- 7 Any trees lost as a result of the works hereby approved shall be replaced on at least a one for one basis in accordance with details including location, species and size that shall be approved by the local planning authority prior to any planting taking place.

Reason: in the interests of visual amenity.

- 8 Planting of trees carried out pursuant to condition No. 7 shall be completed in the first available planting season following the completion of the works.

Reason: in the interests of visual amenity and to ensure the planting is carried out in a timely manner.

- 9 Any tree planted pursuant to condition No. 7 that within five years of the day of planting becomes seriously damaged or diseased shall be replaced in the first available planting season with a specimen of the same species and size as that originally planted unless the local planning authority otherwise agree.

Reason: in the interests of visual amenity.

Code of Construction Practice

- 10 The development shall be carried out in accordance with the provisions of the Code of Construction Practice, agreed with the local planning authority on [], unless otherwise agreed by the local planning authority.

Reason: in the interests of amenity.

Informative: the Code of Construction Practice sets out the agreed approach to the construction of the development. Amongst other matters it deals with: site operations,

public access and highways, noise and vibration, air quality, water resources and contaminated land.

Construction Working Hours

- 11 Construction work shall not take place outside the hours of 0800 to 1800 hours Mondays to Fridays and 0800 to 1300 hours on Saturdays or on Bank Holidays, except as otherwise consented by the City of Westminster under section 61 of the Control of Pollution Act 1974 and in accordance with the provisions of the Code of Construction Practice.

Reason: to protect the amenity of the locality.

Construction Work Sites

- 12 Construction work sites shall be suitably screened and secured prior to the commencement of construction works at the individual site involved. Hoardings shall be of a type or types agreed with the local planning authority. Details of vehicular access arrangements shall be submitted to and approved by the local planning authority prior to any occupation of individual construction work sites taking place.

Reason: to maintain the amenity and security of the area and highway reasons.

Contaminated Land

- 13 No stage of the development shall be commenced until a scheme to deal with contamination of any land (including groundwater) likely to cause significant harm to persons, pollution of controlled waters or the environment, and being within the relevant limits and the stage concerned, has been submitted to and approved by the local planning authority.

The scheme shall include an investigation and assessment report which shall identify the extent of any such contamination and the remediation measures to be taken to render the land fit for the intended purpose, together with a management plan setting out any long term measures with respect to contaminants remaining on the site.

Reason: to ensure that any necessary site investigation and remedial action is undertaken in relation to contaminated land.

Surface Water Drainage

- 14 No individual stage of the development that includes or comprises a new or altered surface and foul water drainage system shall be commenced until design details of the proposed drainage system and an implementation programme have been submitted to and, in consultation with Thames Water Utilities Limited or the Environment Agency

as appropriate, approved by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: to ensure the provision of adequate drainage facilities.

Archaeology

- 15 No development shall take place until a written scheme of investigation is approved by the local planning authority for the implementation of a programme of archaeological work to comprise firstly of archaeological evaluation. Following a review of the results, subsequent method statements will be necessary for approval prior to commencement of any works necessary to mitigate impact.

Reason: to ensure that works are undertaken with due regard to any archaeological remains on the site.

Approvals under these conditions

- 16 Where under any of these conditions the approval, agreement or consent of the local planning authority is required, that approval, agreement or consent shall be given in writing.

Reason: to provide certainty in the approval process.

Execution in accordance with written approval

- 17 With respect to any condition set out above that requires the approval of the local planning authority, the works or matters thereby approved shall be carried out in accordance with that approval unless subsequently otherwise approved by the local planning authority.

Reason: to ensure that any development complies with the requisite approvals.

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