

**London Legacy Development Corporation
Planning Policy Decisions Team**

Meeting date: 16th December 2019

Time: 11.00am

Venue: Room 6, Level 10, 1 Stratford Place, Montfichet Road, London, E20 1EJ

Project: Construction Transport Management Group (CTMG) for Hackney Wick and Fish Island (HW&FI)

Attendees:

Stephen Pedro (SP) – Telford Homes
 Kevin Schofield (KS) – Hill Group
 Duncan Griffiths (DG) – Canbury Construction
 Jason Bedford (JB) – L&Q
 Nick Sharman (NS) – Local Councillor
 Laurent Plopeanu (LP) – Taylor Wimpey
 Harry de Lotbiniere (HdL) – Hurlington
 Kieran Devenish (KD) – The Collective
 Dave Martin (DM) – Waterman
 Brian Foxton (BF) – LBH

Attendees for LLDC:

Tony Tolley (TT), Head of Security & Park Safety Officer
 Catherine Smyth (CS), Head of Development Management
 Will de Cani (WDC), Planning Development Manager
 Sarita Bhatia (SB), Press Officer
 John Walker (JW), Security Manager
 Mark Camley (MC), Executive Director of Park Operations and Venues
 Nick Gleave (NG), Senior Development Manager

1. Welcome and Introductions (TT)

- It was acknowledged by the group that there was no representative from LBTH Officers in attendance.

2. Previous minutes agreed (TT)

3. Previous actions open / closed since last meeting (All)

Outstanding Actions	Owner	Date to be completed / Progress
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The group still needs to receive site programmes / revised programmes from developers.	Developers	Open
LLDC, LBH and LBTH jointly co - ordinating, funding and implementing a monitoring officer. Scope of the monitoring officer to be agreed by the group.	LLDC & Boroughs	Open
Contact International College of Musical Theatre (ICMT) at 68 Wallis Road	LLDC	Open

4. Discussion on development sites (All)

Telford Homes – Wallis Road

- *SP confirmed the concrete frame works are ongoing on the larger blocks at different levels.*
- *SP confirmed service corridor excavation works commenced during the 2nd week in November and these works are on hold as of 4th December due to odour levels.*
- *SP confirmed the source of the odour was from ground level water that was exposed during excavation works.*
- *CS confirmed LLDC's environmental consultants (Arup) have been on-site and followed up with a proposed strategy that Telford's have responded to.*
- *SP confirmed Telford Homes' consultants are anticipating a response from LLDC's environmental consultants regarding appropriate action to mitigate the issue. SP outlined he will not be able to implement any changes from 20th December - 6th January due to site closure over the Christmas period.*
- *MC and NS suggested a meeting during the w/c 16/12/19 between LLDC's and Telford's environmental consultants to agree a strategy. CS agreed to arrange and this took place on 18/12/19.*
- *NS highlighted the importance of management of odours that needs to be improved, particularly given the need to mitigate before 20th December so nuisance issue do not extend beyond Friday and over the Christmas period.*
- *SP confirmed Block A scaffolding is due to be erected after Christmas, on the Wallis Road side.*
- *WDC questioned whether scaffolding would extend beyond hoarding line and over sail Wallis Road. SP confirmed the scaffolding would not over sail the hoarding along Wallis Road and would remain within the site boundary.*
- *SP suggested International College of Musical Theatre (ICMT) at 68 Wallis Road need to be involved in the HW&FI CTMG meetings. CS*

confirmed they've been invited before and have not responded. CS agreed to follow up and request they attend the future meetings.

Canbury Construction – Wallis Road & Berkshire Road

- *DG confirmed concrete pouring works are ongoing and currently working on the fourth-floor slab.*
- *DG confirmed Canbury are expecting to complete the frame works by the end of January 2020.*
- *DG confirmed a number of deliveries are using Berkshire Road gates for access and complaint received last week was addressed at the time.*
- *DG confirmed complaint that was received last week was due to delivery driver not being aware of the delivery and access arrangements and the Site Manager was not available to deal with the delivery.*
- *DG confirmed brickwork is due to start in early 2020 and there is a live application with LLDC regarding these materials details.*
- *DG confirmed the scaffolding is due to be erected in early 2020.*
- *DG confirmed the hoarding line is back to where the approved area stipulates.*
- *NS highlighted the importance of communication from Canbury (and other contractors) with their delivery / supply companies regarding large vehicle movements and deliveries to ensure any large vehicles are programmed at appropriate times, particularly outside of school pick-up and drop-off hours.*
- *DG and SP agreed to set up liaison / line of communication for future deliveries and HGV movements between their two sites.*
- *TT Suggested holding / standing area at the derelict car park at the top of Wick Lane – BF agreed to explore this option.*

L&Q – Bream Street

- *JB confirmed L&Q are still on track with construction programme and they are currently working on internals and brickwork across the site.*
- *JB confirmed the final date of Bream Street road closure is likely to be extended from February 2020 until June 2020.*
- *JB confirmed that all services and utilities are now installed so L&Q do not expect any more works in the highways (outside of Bream Street).*
- *JB confirmed L&Q are still operating their three-gate strategy and online delivery system.*
- *JB confirmed lollipop person is still in operation during the school run hours and then attends the Wick Lane roundabout in between.*

- *JB confirmed Saturday 29th January 2020 and Saturday 7th/8th March 2020 are dates expected for their tower crane closures.*
- *JB responded to complaint LLDC received regarding lorry holding bay and the short-term use by their staff.*

Hill Group – Wyke Road

- *KS confirmed hoarding line along Wyke Road has been minimised where possible.*
- *KS confirmed the central road through their site (Rookwood Way) has now been opened and used and controlled by Peabody*
- *KS confirmed new hoarding arrangement is expected to be installed along the Wansbeck Road bridge. Hill Group are due to meet with LBTH officers to discuss in more detail.*
- *KS confirmed Tower Crane now in place to support the next phase of development.*
- *KS confirmed the Section 50 works along Monier Road are now complete and the road is partly re-open.*
- *KS confirmed between 6th-10th January 2020, UKPN works will close half of Smeed Road between Wyke Road and Monier Road.*
- *KS confirmed Hill Group have reduced deliveries to their main gate and during their concrete slab pour works, concrete deliveries will increase.*
- *KS confirmed Hill Group have now handed over thirteenth block and next 3 blocks will be handed over by the end of February 2020.*
- *KS confirmed the concrete frame around the street frontage block has commenced*
- *KS confirmed the waste, fly tipping and mess issues have gone – now addressed and now complaints received on this.*

Balfour Beatty - Bridges

- *No attendance from Balfour Beatty at this meeting however Bradley Clarke updated via email and confirmed the following:*
 - *Demolition works of H14 bridge were completed on 06/12/19.*
 - *Balfour Beatty are expected to install buried protection detail within Roach Road footway during w.c 16.12. The footway will be reinstated by 20.12. Balfour Beatty are currently engaged with utilities companies to agree a permanent protection solution if required.*
 - *Balfour Beatty are currently expecting the bridge lift in Summer 2020 with the intention of opening shortly after.*

- *Balfour Beatty are engaging with SB and LLDC to agree a communication plan going forward.*
- *Balfour Beatty (BB) confirmed the intention is to keep Roach Road footway open for as long as reasonably possible before tie-in works need to be completed. This will be communicated out in line with comms plan agreed between BB & LLDC.*
- *TT requested footpath closure details from Roach Road to Monier Road are addressed following an impromptu walk-around.*
- *NS highlighted importance of close co-ordination between Balfour Beatty and Taylor Wimpey going forward given its location and vehicle / pedestrian movements along Roach Road.*

Taylor Wimpey

Monier Road

- *LP confirmed hoarding is now in place around the perimeter of the site.*
- *LP confirmed demolition works are expected to commence and concrete crusher to break up slab has now been delivered on site.*
- *LP confirmed Intrusive works are expected to be completed by 17th January 2020.*
- *LP confirmed the piling works are expected to commence on 20th January 2020.*
- *LP highlighted lack of cooperation from LBTH Officers as Taylor Wimpey try to implement their planning permission and gain access to their site.*
- *NG highlighted lack of communication from Taylor Wimpey to adjacent residential blocks regarding nuisance and vibration.*
- *TT highlighted nuisance, mess and mud around the site that needs to be addressed along Monier Road.*

Wick Lane

- *LP confirmed works are progressing well on-site and they are now completing the internal stages on all blocks.*

5. AOB

- *TT highlighted importance of management of Berkshire and Wallis Road strategy and flow of traffic in and around development sites*
- *TT suggested one-way system could potentially be introduced around Berkshire Road to mitigate the issues in the future.*
- *TT to circulate details of one-way road solution to the group once they have been explored.*

- BF reminded the group that this issue would be exaggerated once northern exit / entrance to HW Station is re-opened.
- TT requested ideas for future solutions along Wallis Road as more development sites are expected to commence.
- MC suggested jointly commissioned road safety-review that investigates outcomes and future solutions as a long-term solution
- MC re-iterated potential for short-term solution in the form of an enforcement / monitoring officer to be jointly funded by LLDC and Boroughs.
- NS suggested liaison for long-term plan and solution and timetable for this (early in the New Year) – it was suggested that the February 2020 meeting would be appropriate to discuss in more detail.
- MC suggested targeted funding to implement enforcement individual from 8.00am-9.30am and 3.00-4.00pm
- JB requested details and updates on Swan Wharf and Iceland Wharf sites
- BF requested close down dates / times from developers – all developers generally agreed from 20th December until 6th January 2020 no major works would be carried out on site.
- The group discussed images of illegal HGV parking being reported and enforced upon and discussed the potential of using the MSCP for lorry parking.

Actions	Owner	Date to be completed / Progress
The group still needs to receive site programmes / revised programmes from developers.	Developers	Open
LLDC, LBH and LBTH jointly co - ordinating, funding and implementing a monitoring officer. Scope of the monitoring officer to be agreed by the group.	LLDC & Boroughs	Open
LLDC to organise a meeting between Telford Homes' and LLDC's environmental consultants before Christmas.	LLDC	Closed – meeting took place on 18/12/19
LLDC to organise and fund a Road Safety Audit of highways in the HW&FI area.	LLDC	Open
Contact International College of Musical Theatre (ICMT) at 68 Wallis Road	LLDC	Open

6. Next Meeting – 29th January (11am)