

# CONSULTATION SUMMARY

## Case reference number(s)

2018/5715/P

## Case Officer:

Jonathan McClue

## Application Address:

Eastman Dental Hospital Site and Buildings  
(including the former Royal Free Hospital, the  
Eastman Dental Clinic, and the Levy Wing),  
located at 256 Gray's Inn Road WC1X 8LD

## Proposal(s)

Request for scoping opinion under Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017, for proposed development involving the substantial demolition of the Former Royal Free Hospital (with retention of the Alexandra Wing) and Levy Wing buildings and new buildings of up to five and nine storeys (with two basement floors below) to provide the University College London (UCL) Institute of Neurology/Dementia Research Institute within approximately 17,450sqm of medical research floorspace, a related neurological outpatient facility for University College London Hospitals NHS Trust and approximately 13,160sqm of academic floorspace for UCL, along with associated basement; landscaping; highways works; accessible parking bays; public realm; cycle spaces; plant; large vehicle access and servicing.

## Representations

<b>External Consultations:</b>	No. notified	11 organisations	No. of comments	8 organisations: <ul style="list-style-type: none"><li>• Environment Agency;</li><li>• Historic England</li><li>• Greater London Archaeological Advisory Service;</li><li>• Natural England;</li><li>• Transport for London;</li></ul>
--------------------------------	--------------	------------------	-----------------	--

				<ul style="list-style-type: none"> <li>• Metropolitan Police Service;</li> <li>• Sport England and</li> <li>• Mount Pleasant Neighbourhood Forum.</li> </ul>
<p><b>Summary of representations</b></p>	<p>The consultation responses have been summarised within the scoping opinion letter dated 17 January 2019 and are included within Appendix 1: Consultation Responses. Key points/suggestions made by the Mount Pleasant Forum on 13/12/2018 (requiring a response) have been summarised below:</p> <ol style="list-style-type: none"> <li>1) The Environmental Impact Assessment (EIA) should place more noise location monitors on the Calthorpe Project, since it will be heavily impacted by noise during construction</li> <li>2) The light pollution section is not precise enough. It needs to define the sites and location of the testing equipment to include specified sites on the Calthorpe Project and the New Calthorpe Estate</li> <li>3) The section dealing with Local Effects of demolition and building, is not specific when dealing with occupants who will experience the adverse effects most strongly. More specific outcomes of monitoring for all nuisances, particularly in relation to air pollution, are needed. The levels of permitted air pollution should be lowered from the usual WHO levels to a more stringent level</li> <li>4) There is no section relating to legal matters such as party wall agreements, obstruction of walkways and temporary use of land owned by third parties to facilitate demolition and construction</li> <li>5) Would it not be more helpful to provide a specific EIA tailored to the specific plan which will be applying for planning permission</li> </ol>			
<p><b>(Officer response(s))</b></p>	<p><b><u>Officer responses</u></b></p> <ol style="list-style-type: none"> <li>1) <i>The Council's Environmental Health Officer has confirmed that the scope of the noise survey is sufficient. The Calthorpe Project be included as a receptor in the noise assessment, and the location and</i></li> </ol>			

<p><b><i>in italics)</i></b></p>	<p><i>number of monitors is considered sufficient. Noise monitors would be placed in the most noise sensitive location (i.e. the worst case scenario)</i></p> <p>2) <i>The light pollution assessment is based on computer modelling so testing equipment will not be used at the site or surrounding area. The assessment would be undertaken by qualified light surveyors and in accordance with relevant guidance and policy (including BRE)</i></p> <p>3) <i>The Council's Sustainability and Air Quality Officers are content with the outcomes and air quality levels. The WHO levels are standard for air quality assessments and local planning authorities accept this as an established criteria</i></p> <p>4) <i>These matters are not covered as part of an EIA</i></p> <p>5) <i>The EIA will be tailored to the specific plans that will be submitted with the application for planning permission</i></p>
----------------------------------	---

**Recommendation: Environmental Impact Assessment Required**