



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee		
Date:	Tuesday 7th January 2014	Time:	6.00pm
Place:	Committee Room 5, Civic Centre, Uxbridge		

ADDENDUM SHEET

Item: 6	Page: 19	262-270 Field End Road, Eastcote
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
Amend condition 7 as follows: 2. Car Parking Layouts (including demonstration that 1 of the parking space is served by electrical charging points and 1 space is designed to disabled standards.		To ensure clarity of requirements.
Add - standard imported soils condition.		To ensure any imported soil is free of contamination.

Item: 7	Page: 45	Airport Bowl, Bath Road, Harlington
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
On Page 52, there is a printing error. The first line should read: Construction Logistics Plan Prior to commencement of development details of a Construction Logistics Plan shall be...		To ensure clarity.
Add following condition: The car parking facilities provided at the hotel shall be used by hotel staff and guests only and strictly for the duration of their stay at the hotel. Prior to occupation of the hotel, a car parking management strategy shall be submitted to demonstrate how this will be managed and to ensure the efficient operation of the car park, especially at peak demand periods. The approved strategy shall be implemented as soon as the hotel is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.		See reason.

<p>Two additional responses have been received, mainly re-iterating the points made regarding traffic (points (vi) and (x)) and trees (point (ix)). One further point regarding trees is that although the developer will retain the majority of trees on site, consideration should be given to further TPOs and a legal clause in the deeds to prevent future occupiers from removing trees.</p> <p>Add additional condition:-</p> <p>The conifer screen on the side boundary of No. 19 Cygnet Close shall be maintained at a height of not less than 4m. In the event of any gaps developing in the screen or in the event of any die-off, trees shall be replaced with similar specimens to be agreed with the Local Planning Authority within the first available planting season.</p> <p>REASON: To safeguard the privacy of the occupiers of Nos. 19 -20 Cygnet Close, in accordance with Policy BE24 of the Hillingdon Local Plan Part Two - Saved UDP Policies (November 2012).</p>	<p>The Tree Officer advises that the trees on site would not merit additional protection at this stage.</p> <p>For amendment</p>
<p>Add - Standard gates condition.</p>	

<p>Item: 12</p>	<p>Page: 177</p>	<p>Units 1623 and 1685 Stockley Close, West Drayton</p>
<p><i>Amendments/Additional Information:</i></p>		<p><i>Officer Comments</i></p>
<p><u>Additional Statutory Consultee Comments.</u></p> <p>The Environment Agency (EA) have now <u>removed their objection</u> subject to the approval of the additional documentation received (Soakaway test report by Capita, dated 16 December 2013, reference SS018930 ; Proposed drainage layout, drawing number 3680/505, revision T3, dated 23 December 2013; Drainage layout showing permitted flooding, drawing number 3680/507, revision P2, dated 23 December 2013; Site plan showing impermeable areas, drawing number 3680/508, revision A, dated 16 December 2013 ; Typical soakaway details, drawing number 3680/529, revision P1, dated December 2013; Soakaway design calculations) and the following conditions and informatives:</p> <p><u>Condition 1</u> "The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA), by Capita, reference number SS018930, Revision A, dated 8 October 2013 subsequent soakage details sent by Peter Laverack dated 23 December 2013, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.</p>		<p>The requested additional drawings and documents will be included within Conditions 2 and 3 of this planning permission. The requested conditions and informatives will also be included on the planning decision notice, in lieu of condition 17.</p> <p>Condition 17 will be replaced with the two conditions requested to ensure the development is built in accordance with the revised information submitted.</p>

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.”

Condition 2

“If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall include a verification plan providing details to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The strategy shall be implemented as approved.

Reasons

To protect controlled waters from unsuspected contamination. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121). “

Informatives:

“1) Advice to applicant on discharging surface water condition: In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.

The recommendation to approve this planning application subject to a legal agreement remains unchanged.

<p>f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.</p> <p>2) Advice to LPA on groundwater and contaminated land condition: We are satisfied with the findings in the Geo-environmental Investigation and Assessment report, which state that the ground investigation indicates that there are no significant, site-wide contamination impacts to soils or groundwater.</p> <p>Based on these results, no specific remediation works are required. We concur with the recommendations in the Assessment that visual screening should accompany the demolition and development groundworks. We also agree that a verification report be produced and submitted on completion of the development confirming the final status with respect to ground conditions.”</p> <p>See Appendix A for full consultation response received.</p> <p><u>Deletion of Condition 13</u></p> <p>Condition 13 seeks the submission and approval of an Environmental Fleet Management Plan. Due to the financial contribution towards Air Quality Management being made by the applicants and details of environmental management having been secured under Condition 12, it is considered appropriate to delete this condition to prevent duplication.</p> <p>This does not create a material change to the scheme and the Scheme remains recommended for approval.</p>	<p>Deletion of Condition 13 in full.</p>
<p>Amend recommendation 1. D - refusal reason to remove 'deliver necessary offsite highway works and'</p>	<p>To ensure accuracy.</p>

Appendix A

Agenda Item 12; Planning Ref: 51458/APP/2013/2973

creating a better place



Ms Mandip Malhotra
London Borough of Hillingdon

Our ref: NE/2013/118981/02-L01
Your ref: 51458/APP/2013/2973

By email:
PlanningEconsult@hilligdon.gov.uk

Date: 6 January 2014

Dear Mandip

Units 1623 & 1685, Stockley Close West Drayton

Redevelopment of site to provide industrial units for B1(c), B2 and/or B8 uses with associated access, parking, landscaping and ancillary works.

Further to our letter dated 6 November we have since received further information from Peter Laverack at John Tooke, dated 23 December 2013 with the following attachments, which was also sent to you:

- Soakaway test report by Capita, dated 16 December 2013, reference SS018930
- Proposed drainage layout, drawing number 3680/505, revision T3, dated 23 December 2013
- Drainage layout showing permitted flooding, drawing number 3680/507, revision P2, dated 23 December 2013
- Site plan showing impermeable areas, drawing number 3680/508, revision A, dated 16 December 2013
- Typical soakaway details, drawing number 3680/529, revision P1, dated December 2013
- Soakaway design calculations

Providing that the information detailed above has been submitted to you and accepted as part of the planning application, we are now in a position to remove our previous objection, subject to the inclusion of the following conditions:

Condition 1

The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA), by Capita, reference number SS018930, Revision A, dated 8 October 2013 subsequent soakage details sent by Peter Laverack dated 23 December 2013, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Cont/d..



Condition 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall include a verification plan providing details to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The strategy shall be implemented as approved.

Reasons

To protect controlled waters from unsuspected contamination.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Advice to applicant on discharging surface water condition:

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

Advice to LPA on groundwater and contaminated land condition:

We are satisfied with the findings in the Geo-environmental Investigation and Assessment report, which state that the ground investigation indicates that there are no significant, site-wide contamination impacts to soils or groundwater.

Based on these results, no specific remediation works are required. We concur with the recommendations in the Assessment that visual screening should accompany the demolition and development groundworks. We also agree that a verification report be produced and submitted on completion of the development confirming the final status with respect to ground conditions.

I hope these comments are helpful as you consider this proposal. If you wish to discuss anything further please contact me on the details below.

Yours sincerely

Ms Jane Wilkin
Planning Advisor

Telephone: 020 3263 8052
E-mail: northlondonplanning@environment-agency.gov.uk
Based at: Ergon House, Horseferry Road, London, SW1P 2AL

Cc Peter Laverack, John Tooke & Partners