

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address SOUTHALL GAS WORKS HAYES BY PASS HAYES

Development: Submission of Details for condition 3 (Bridge Construction) and 4 (Details of Materials) for planning permission ref 54814/APP/2009/430 dated 29 September 2010; hybrid planning application for Southall Gasworks Redevelopment.

LBH Ref Nos: 54814/APP/2015/3928

Drawing Nos: VD15290-ID-DR-20-C1101_H
VD15290-ID-DR-20-C1111_E
A720-E05-IW-BR-ARU-C-DR-0035 P1 Yeading Bridge G. A
A720-E05-IW-BR-ARU-C-DR-0040 P7 GU Canal G.A
Discharge of LB Hillingdon Conditions 3 and 4 - Si
VD15290-ID-DR-00-0002
VD15290-ID-DR-20-C0701_E
VD15290-ID-DR-20-C0711_E
Western Access - Summary of Materials

Date of receipt: 27/10/2015

Date(s) of Amendment(s):

1. MAIN PLANNING CONSIDERATIONS

Planning Permission

Outline planning permission ref 54814/APP/2009/430 dated 29/09/2010 was granted by the Mayor of London for the demolition of 16-32 (even) The Crescent; 1-11 (odd) Randolph Road; remediation of the land and redevelopment of the site to deliver a mixed use development for up to: 320,000m² of residential, up to 14,200m² for non-food retail, up to 5,850m² of food retail, up to 1,750m² of Class A2-A5 uses, up to 9,650m² of hotel, up to 3,000m² of conference and banqueting, up to 4,700m² of leisure forming a cinema, up to 2,550m² of health care facilities, up to 3,450m² of education facilities, up to 3,500m² of office/studio units, up to 390m² of sports pavilion, an energy centre and associated car, coach and cycle parking, landscaping, public realm, open space and children's play space; and full details submitted (layout, scale, appearance and landscaping) for the following accesses: Pump Lane Link Road New access road from the Hayes bypass to the Application Site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Eastern Access New access road from Southall centre to the site, including land currently occupied by properties on The Crescent. Minet Country Park Footbridge Central pedestrian and cycle access to the Minet Country Park, bridging over the Canal and Yeading Brook. Springfield Road Footbridge Northern pedestrian and cycle access to Minet County Park and Springfield Road. Widening of South Road across the railway line - Widening of south road over the railway line for the creation of a bus lane. Accesses onto Beaconsfield Road (Outline Application with full details of accesses).

The Site

The Southall Gasworks application site is roughly triangular in shape and occupies approximately 44.7Ha in area. The application site is bounded to the south by the Wales and Great Western Mainline Railway (with commercial and employment uses beyond), to the west by the Grand Union Canal (with Minet Country Park beyond) and to the north by residential development in Southall (off Beaconsfield Road).

The majority of the application site is located within the London Borough of Ealing. The boundary between the London Boroughs of Ealing and Hillingdon is defined by the centre line of the Grand Union Canal. The canal also forms the western boundary of the main site.

The land between the Grand Union Canal and Yeading Brook is owned by British Waterways and managed as a wildlife area. This land was formally used as a landfill tip and is known to be subject to contamination. The Minet Country Park is owned by the London Borough of Hillingdon and maintained as a public country park. The Yeading Football Club grounds are located in the north east corner of the site.

Proposal

The applicant seeks to discharge conditions 3 (Bridge Construction) and 4 (Details of Materials) of planning permission ref: 54814/APP/2009/430, dated 29/09/2010, for the demolition of 22 houses; remediation of the land and redevelopment of the site to deliver a mixed use development (Outline Application with full details of accesses).

Condition 3 requires:

Prior to the commencement of any bridge construction, the detailed design elements of the relevant bridge, which were not part of the applications and therefore not approved pursuant to this permission, shall be submitted to and approved in writing by the Local planning authority and where appropriate Transport for London. The bridges shall be constructed in accordance with the approved details.

Reason: To ensure that each bridge would be of a high quality design standard

Condition 4 requires:

Full details of facing materials including samples where appropriate to be used on a" finishing materials including paving, roads, parking areas, means of enclosure, shall be submitted and approved by the Local planning authority, before the relevant part of the development is commenced.

Reason: To ensure that a" built development would be of a high quality design standard.

The following details were submitted in support of the discharge of condition application:

Condition 3:

- Grand Union Canal Bridge General Arrangement (ARUP: DR-0040 P7); and
- Yeading Bridge General Arrangement (ARUP: DR-0035 P1).

Condition 4:

- Western Access Consented Scheme Planning Condition Areas (Vectos DR-00-

0002);

- Western Access Kerb and Footway Plan (Vectos: DR-20-C1101 Rev H);
- Western Access Kerb and Footway Details (Vectos: DR-20-C1111 Rev E);
- Western Access Road Pavement Plan (Vectos: DR-20-C0701 Rev E);
- Western Access Road Pavement Details (Vectos: DR-20-C0711 Rev E); and
- Western Access - Summary of Materials (21.10.2015).

The submitted details have been reviewed by Transport for London (TFL) who will build, maintain and adopt the bridge. They have raised no objections to the proposed details of the bridge construction or the materials that are proposed. It should be noted that the Council's Urban Design & Conservation Officer had expressed a preference for the bridge to be constructed in brick, however TFL explained that brick is not an anti graffiti surface and so a concrete structure with an anti graffiti treatment is acceptable as it will be far easier and cost effective to maintain.

It is therefore recommended that the condition be discharged.

2. RECOMMENDATION

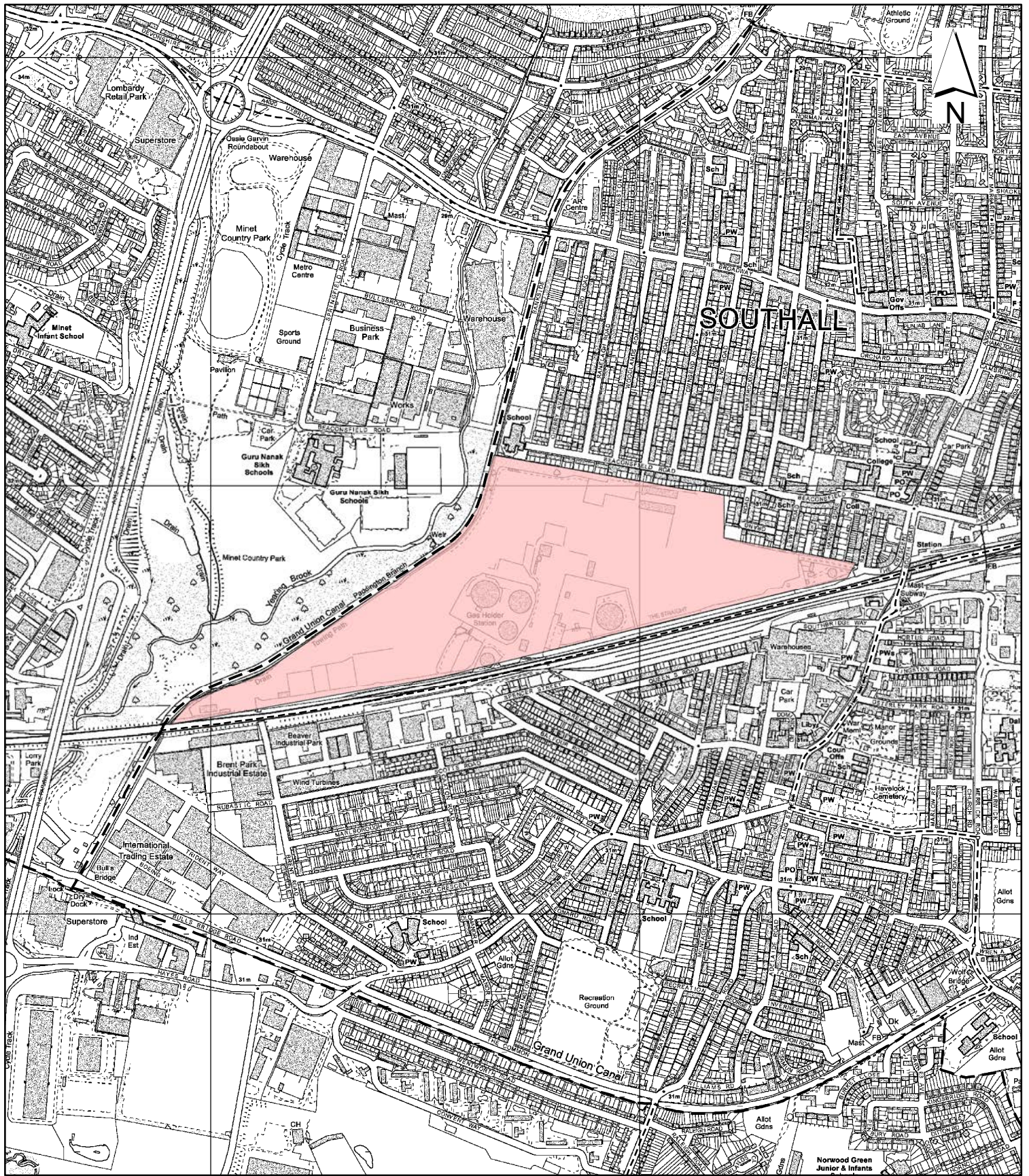
APPROVAL

INFORMATIVES

- | | | |
|----------|-----|---|
| 1 | I52 | The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination). |
| 2 | I53 | The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance. |
| 3 | I59 | On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions. |

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Notes:

 Site boundary

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Site Address:

**Southall Gasworks Site
 Hayes By Pass
 Hayes**

Planning Application Ref:

54814/APP/2015/3928

Planning Committee:

Major

Scale:

1:12,000

Date:

October 2016

**LONDON BOROUGH
 OF HILLINGDON**
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HILLINGDON
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