

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

**Address** SOUTHALL GAS WORKS HAYES BY PASS HAYES

**Development:** Discharge of Condition 30 (Ecological Management Plan), Condition 31 (Ecological Clerk of Works - relating solely to the appointment of the Ecological Clerk of Works) and Condition 32 (Habitat Surveys) of planning permission ref. 54814/APP/2009/430 for Demolition of 22 houses; the remediation of the land and the redevelopment of the site to deliver a large mixed use development including residential, non-food retail, food retail, restaurants, bars and cafes, hotel, conference and banqueting, cinema, health care facilities, education facilities, office/studio units, sports pavilion, an energy centre, multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's play space.  
New access roads from the Hayes by-pass and Southall town centre to the application site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Widening of South Road across the railway line, widening of South Road over the railway line for the creation of a bus lane and three new accesses onto Beaconsfield Road. Two bridges over the Grand Union Canal and Yeading Brook to provide pedestrian and cycle access to the Minet Country Park and Springfield Road.

**LBH Ref Nos:** 54814/APP/2016/729

**Drawing Nos:**

**Date of receipt:** 22/03/2016

**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: 320,000m<sup>2</sup> of residential, up to 14,200m<sup>2</sup> for non-food retail, up to 5,850m<sup>2</sup> of food retail, up to 1,750m<sup>2</sup> of Class A2-A5 uses, up to 9,650m<sup>2</sup> of hotel, up to 3,000m<sup>2</sup> of conference and banqueting, up to 4,700m<sup>2</sup> of leisure forming a cinema, up to 2,550m<sup>2</sup> of health care facilities, up to 3,450m<sup>2</sup> of education facilities, up to 3,500m<sup>2</sup> of office/studio units, up to 390m<sup>2</sup> 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 30 (Ecological Management Plan), Condition 31 (Ecological Clerk of Works - relating solely to the appointment of the Ecological Clerk of Works) and Condition 32 (Habitat Surveys) 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 30 requires:

Prior to commencement of remediation, preparatory works or construction on site, a detailed Ecological Management Plan to include full details of ecological enhancement measures, protection and enhancement of wildlife habitation, and appropriate planting shall be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority in consultation with Natural England prior to the commencement of the relevant Part of the development. The specific ecological measures to be provided in areas of new habitat creation, including the proposed 4 metre buffer strips shall be designed to encourage bat foraging activity.

These measures should include:

- a) A high proportion of locally native, nectar-rich and berry-bearing species of planting
- b) Retained dead and decaying timber, such as log piles
- c) Scope of works for the Ecological Clerk of Works which shall include shall include regular checks for grass snake and water vole in areas prior to their being disturbed by construction workers or activities so as to ensure that incidental killing of grass snakes does not occur

during the course of works.

Reason: To ensure that ecological enhancement measures are provided and managed.

Condition 31 requires:

Prior to the commencement of any remediation and construction works for the development within London Borough of Hillingdon, an Ecological Clerk of Works shall be appointed by the applicant and retained as part of the construction team to brief construction workers on ecological issues, including a briefing of site personnel concerning identification of grass snake, legal obligations in respect of this endangered species, and actions to be taken in the event of it being present and to ensure that best practice is implemented during all site clearance, tree felling, earthworks and construction activities. The Ecological Clerk of Works shall carry out the scope of works agreed.

Reason: To protect existing ecology interests on the site.

Condition 32 requires:

Prior to remediation, preparatory works and construction commencing in the relevant Part of the development in the London Borough of Hillingdon the applicant shall undertake surveys to assess the presence of:

- a) Bats
- b) Water vole
- c) Grass snakes
- d) Invertebrates
- e) Birds and ground-nesting birds

in compliance with relevant UK and EU legislation. The Ecological Clerk of Works shall monitor all surveys and all survey information, and any relevant mitigation measures, shall be submitted to and approved by the London Borough of Hillingdon as the local planning authority prior to any works commencing in that Part of the development area.

Reason: To protect existing ecology interests on the site.

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

- Conditions 30 (Ecological Management Plan), 31 (Clerk of Works), 32 (Surveys)

Condition 30:

- Ecological Management Plan (2015).

Condition 31:

- Covering letter 23/02/2016

Condition 32:

- Bat Activity Survey - July 2014.
- Bat Survey Addendum - December 2015.
- Breeding Bird Survey - July 2014.

- Water Vole and Otter Survey - August 2014.
- Invertebrate Assessment - August 2014.
- Reptile Survey - July 2014.

Consults

Environment Agency: No objection

Canal & River Trust: No objection

Natural England: No objection

Sustainability Officer: No objection

The submitted details have been reviewed by the necessary parties. They have raised no objections to the proposed details.

It is therefore recommended that the condition be discharged.

## 2. **RECOMMENDATION**

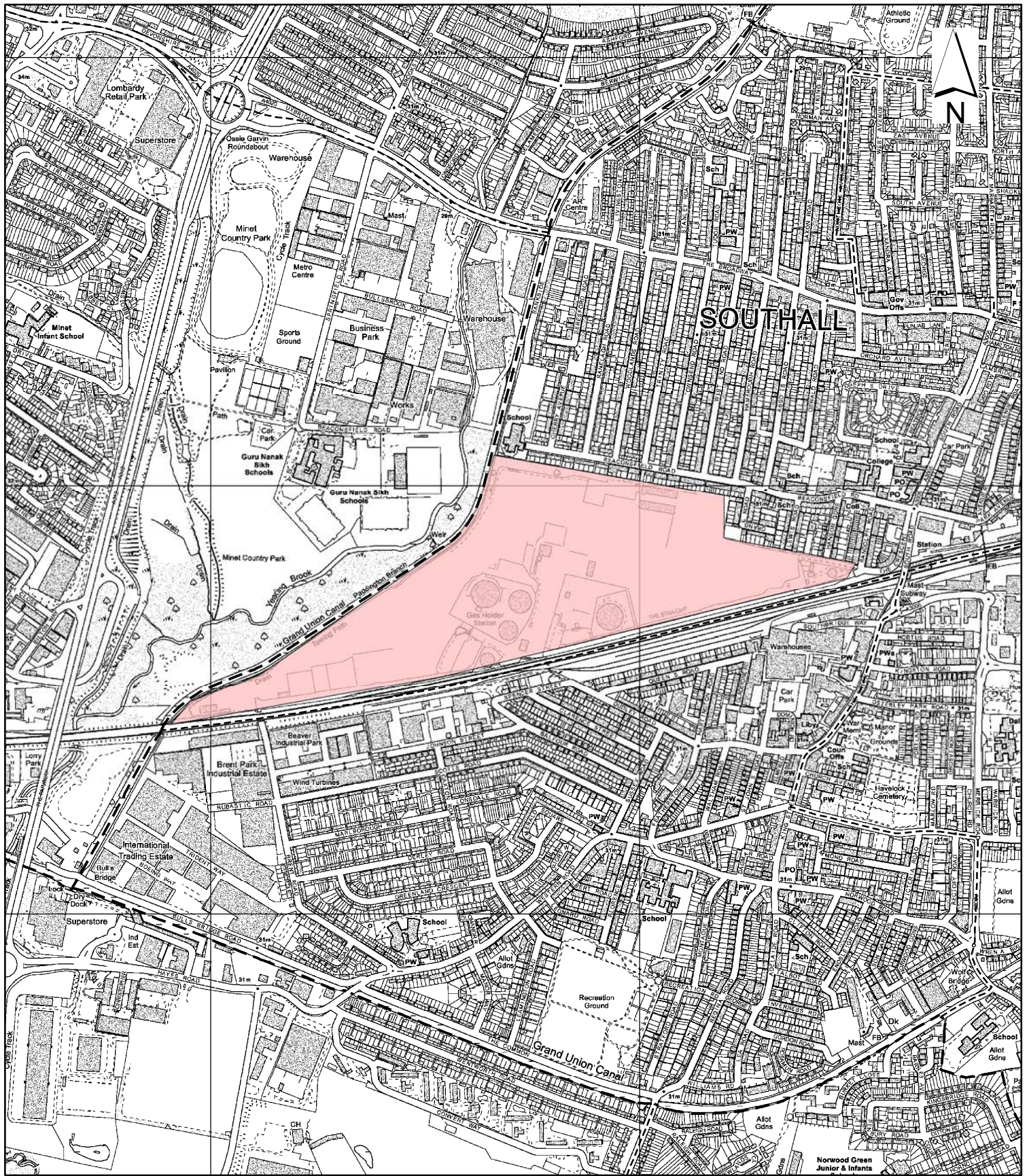
### **APPROVAL**

### **INFORMATIVES**

- |          |     |   |
|----------|-----|---|
| <b>1</b> | 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).   |
| <b>2</b> | 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.   |
| <b>3</b> | 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/2015/729**

Planning Committee:

**Major**

Scale:

**1:12,000**

Date:

**October 2016**

**LONDON BOROUGH  
 OF HILLINGDON**  
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 Planning Section

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**HILLINGDON**  
 LONDON