

Report of the Head of Planning, Transportation and Regeneration

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Development: Section 73 application for Removal of Condition 27 (Data Centre Use) and variation of Condition 6 (Approved documents) of planning permission 37977/APP/2017/1634 dated 14.08.17 (Section 73 application for variation of Conditions 5 (approved drawings), 6 (approved documents), 25 (insertion of mezzanine floors) and 27 (use as data centre) as attached to planning permission ref. 37977/APP/2015/1004 dated 14-12-2015: Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters, except for access, reserved for later determination.)

LBH Ref Nos: 37977/APP/2018/1117

Drawing Nos: Site Location Plan
Covering Letter.

Date Plans Received: 03/04/2018

Date(s) of Amendment(s):

Date Application Valid: 04/04/2018

1. SUMMARY

The proposal seeks permission to remove the restriction prohibiting the use of buildings within Phase 2 of the development as a data centre. The variation does not include any changes to the design, scale, or layout of the approved development. No objections have been raised with regards to the removal of this restriction and in view of the units having a prospective occupant, this application is recommended for approval.

2. RECOMMENDATION

Approval, subject to delegated powers being given to the Head of Planning, Regeneration and Transportation to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Regeneration and Transportation and the following:

a) That the Council enter into a deed of variation to the legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the legal obligations secured under the original consent (reference 37977/APP/2017/1634).

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278

Agreements and any abortive work as a result of the agreement not being completed.

c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

d) That if any of the heads of terms have not been agreed and the S106 legal agreement has not been finalised within 3 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Regeneration and Transportation, then the application may be referred back to the Committee for determination.

e) That subject to the above, the application be deferred for determination by the Head of Planning, Regeneration and Transportation under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

f) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Regeneration and Transportation prior to issuing the decision:

1 COM3 Reserved matters - submission (Phase 2)

Approval of the details of the layout, scale and appearance of the buildings and the landscaping of the site for the land shown as 'Area of Outline Application' on the approved Planning Layout (Drawing no. 27122/PL/056B) (hereinafter called "Phase 2") shall be obtained from the Local Planning Authority in writing before any development is commenced on the Phase 2 site.

Reason

The land referred to in condition 1 within the application site is in part an outline permission and the reserved matters shall be made to the Local Planning Authority.

2 COM4 Time Limit- (Phase 2)

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of the original planning approval notice, this being the 14th of December 2015.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

3 COM5 Time Limit- (Phase 2)

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, including the means of access to the phase 2 site and the landscaping of the Phase 2 site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved. All reserved matters shall be begun before the expiry of 2 years from the date of the decision to which the reserved matters development relates.

Reason

The land referred to in condition 1 within the application site is in part an outline permission

and the reserved matters shall be made to the Local Planning Authority.

4 NONSC Time Limit - (Phase 1)

The development shown in detail (hereinafter called "Phase 1") on drawing no. 27122/PL/056B and all other related drawings and details hereby permitted (hereinafter called "Phase 1") shall be begun before the expiration of three years from the date of original planning approval notice, this being the 14th of December 2015.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

5 RES18 Approved Plans (Phase 1)

Phase One of the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans referenced below and shall thereafter be retained/maintained for as long as the development remains in existence:

- TTSP: 05001, 05002, 05003, 05004, 05005, 05006, 05011, 05012, 05013, 05014, 05015, 05016, 05701, 05702, 05703, 05704, 05705, 05706, 05801, 05802, 05900 and 05901;
- Barry Chins: 02A, 03C, 11B, 12B, 13A, 14A and 22A;
- WSP: 6377-ATR-003 and 6377-SK-003B
- Ireland Albrecht: IA-407-LD-P01, IA-407-LD-P02, IA-407-LD-P03, IA-407-LP-P01

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (March 2016).

6 COM7 Approved Documents (Phases 1 & 2)

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- Covering Letter - Savills 29 March 2018
- Geo-Environmental Assessment - WSP 10/03/2015
- Preliminary Risk Assessment (Phase 1 Report) - WSP 10/03/2015
- Air Quality Assessment - AECOM Limited March 2015
- Ecological Assessment - Ecology Solutions March 2015
- Design and Access Statement - Michael Sparks ref. 27122 March 2015
- Sustainability and Energy Statement - Turley Sustainability March 2015
- Sustainability and Energy Statement Addendum - Turley Sustainability June 2015
- Noise Assessment - AECOM Limited March 2015
- Flood Risk Assessment - WSP 10/03/2015
- Landscape Design Statement 1469/14/Rp02 - Barry Chinn Associates June 2015
- Landscape & Visual Assessment Addendums - Barry Chinn Associates March 2015
- Canal Frontage Landscape Statement - Barry Chinn Associates June 2015
- Pre-Development - Tree Survey Midland Tree Surgeons Limited (Feb 2015)
- Transport Assessment - WSP 11 March 2018
- Prologis Park West: Data Centres DC3A/B & DC4 Transport Statement - WSP March 2018
- PERS Audit - WSP 15 May 2015
- Design and Access Statement including Site Photographs and Air Quality Statement

TTSP Architects May 2017

- Planting Design Statement prepared by Ireland Albrecht
- Transport Statement - WSP May 2017
- Travel Plan Summary - WSP May 2017
- Energy Strategy - Norman Disney & Young May 2018
- Energy Strategy - Virtus London 7 & 8 - Data Centre Development - Norman Disney & Young March 2018
- Acoustic Consultancy Report - Lee Cunningham Partnership May 2017
- Economic Statement - Maddox Associates May 2017
- Consultant Advice Note (G-006[1.0]) - Norman, Disney & Young July 2017

Thereafter the development shall be retained/ maintained in accordance with these details for as long as the development remains in existence, unless alternative details are approved in respect to another condition on this consent.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (March 2016).

7 TL6 Parameters - Floor Space, Height and Car Parking (Phase 2)

Notwithstanding any illustrative information contained in supporting documentation, within Phase 2 of the development, the siting, maximum and minimum width and length of any buildings shall accord with Drawing Number 27122/PL/056B 'Parameters Plan', unless otherwise agreed in writing by the Local Planning Authority.

The proposed floor area/size and heights of any buildings or structures parts of buildings or structures within Phase 2 of the development, as identified on Parameters Plan 27122/PL/056B, including any plant and equipment, shall not exceed 26,100sqm of floorspace (GIA) and 18.7 metres in height (to ridge).

Car parking arrangements for Phase 2 shall demonstrate that parking provision is commensurate with the scale of development and shall ensure that following the completion of the building(s) approved on Phase 2, no more than 250 additional car parking spaces are provided within the Phase 2 site. Following completion of all buildings within Phases 1 and 2, no more than 430 car parking spaces are to be provided on the site at any time. In addition cycle and motorcycle parking shall be provided for each building within each phase.

REASON

- i) To prevent over development of the site, to ensure that the scale and massing of the buildings are appropriate to their setting, to comply with the terms of the application and to accord with Policy BE13 of the Hillingdon Local Plan (November 2012),
- ii) To safeguard the visual amenities of the Green Belt and to accord with Policies OL1, OL2 and OL5 of the Hillingdon Local Plan (November 2012) and to accord with London Plan (March 2016) Policy 7.16.
- iii) To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan (November 2012) and Chapter 6 of the London Plan (March 2016).

8 RES9 Levels (Phases 1 & 2)

For each phase of the development detailed plans of the site showing the existing and

proposed ground levels and the proposed finished floor levels of all proposed buildings within each phase of the site have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point and no building within the site shall exceed the maximum height of 67.93m AOD. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan (November 2012).

9 RES11 Landscape Plan (Phases 1 & 2)

For each phase of the development a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Means of enclosure/boundary treatments, including details of the positions, heights and materials proposed
 - 2.c Car Parking for;
 - i. Phase 1: 141 parking spaces, including demonstration of 18 parking spaces for disabled users and 54 parking spaces are served by electrical charging points (of which 36 active and 18 passive; and,
 - ii. Phase 2: a maximum of 250 parking spaces (including demonstration that 20% active and 10% passive provision for electric vehicles) and 10% parking spaces are allocated for disabled users.
 - 2.d Cycle and Motorcycle parking for each building within each phase of the development
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
 - 2.f CCTV or any other structures (such as play equipment and furniture)
3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs, or
Justification as to why no part of the development can include living walls and roofs
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation
6. Other
 - 6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

Thereafter the approved details shall be implemented prior to first occupation of the buildings within each phase in full accordance with the approved details and shall be retained thereafter.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with condition 3(v) and policies BE13 and BE38 of the Hillingdon Local Plan (November 2012) and Policies 5.11, 5.8, 6.13 and 5.17 of the London Plan (March 2016).

10 NONSC Landscaping Scheme - Implementation (Phases 1 & 2)

For each phase of the development all hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the of the Hillingdon Local Plan (November 2012).

11 NONSC Landscaped Adjacent to Development Areas (Phase 1)

Notwithstanding any illustrative information contained in supporting documentation, the landscape areas shown on Drawings 03C, 09A, 11B, 12B, 13A and 22A shall be completed within the first planting and seeding seasons following the completion or occupation of the building approved on Phase 1, whichever is the earlier period.

REASON

To ensure that the landscaped areas are laid out in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the of the Hillingdon Local Plan (November 2012).

12 NONSC Bird Hazard Management Plan (Phases 1 & 2)

Prior to commencement of each phase of the development, or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation in relation to the relevant phase or component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority, in respect of the following:

- i) A Bird Hazard Management Plan which shall include the following details:

- Details of any water features,
- Monitoring of any standing water within the site,
- Drainage details including Sustainable Urban Drainage Schemes (SUDS). Such schemes must also comply with Advice Note 6 Potential Bird Hazards from SUDS which is available at www.aoa.org.uk/publications/safeguarding.asp
- Management of any flat roofs within the site which may be attractive to nesting, roosting or 'loafing' birds. The management plan shall comply with Advice Note 8 - Potential Bird Hazards from Building Design (www.aoa.org.uk/publications/safeguarding.asp),
- Any earthworks,
- The species, number and spacing of trees and shrubs,
- reinstatement of grass areas,
- maintenance of planted and landscaped areas, particularly in terms of the height and species of plants that are allowed to grow,
- which waste materials can be brought on to the site,
- monitoring of waste imports,
- physical arrangement for collection and storage of putrescible waste,
- signs deterring people from feeding birds.

Thereafter and prior to occupation of each relevant phase/relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON

To protect Aircraft safety in accordance with Policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 NONSC Ecological Enhancements (Phases 1 & 2)

Prior to the commencement of each phase of the development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings within each phase of the development including measures such as habitat walls, bird and bat boxes and nectar rich planting. The scheme shall aim to include an area of land dedicated to wildlife habitat. Each phase of the development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan 2016.

14 NONSC Trees to be Retained (Phases 1 & 2)

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork

shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

15 NONSC Floodlighting (Phases 1 & 2)

For each phase of the development no floodlighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.1 of the London Plan (March 2016)

16 NONSC Facilities for People with Disabilities (Phases 1 & 2)

For each phase of the development the plans and details relating to disabled access, circulation and facilities shall ensure that:

- (i) External areas, including landscaped areas are designed to be inclusive with any gravel surface to be smooth and resin bonded, and should otherwise meet the specifications prescribed in BS 8300:2009.
- (ii) All areas to which the public have access are designed to achieve a gradient no steeper than 1:18 with handrails and a level landing provided at every 8 metres of ramp flight,
- (iii) Level access is provided to all buildings
- (iv) Building entrances (including level approaches, signposting, types and dimensions of door width and lobby openings) meet the needs of disabled persons,
- (v) All buildings, including their approach, are designed in accordance with BS 8300:2009,

The facilities approved shall be provided prior to the occupation of each relevant phase of development and shall be permanently retained thereafter.

REASON

In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy 3.8 of the London Plan (March 2016) and the HDAS - Accessible Hillingdon.

17 NONSC Existing Access Closure (Phase 1)

No building within the development shall be occupied until the existing access from the site to Iron Bridge Road has been permanently closed and any kerbs, verge, footway, fully

reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority; and only the approved details shall be implemented.

REASON

To restrict access onto the public highway where it is necessary in the interest of highway safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

18 COM15 Canalside Risk Assessment and Method Statement

Prior to the commencement of any works adjacent to the water in the Grand Union Canal, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water Grand Union Canal must be submitted and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust.

REASON

To ensure the proposed works do not have any adverse impact on the safety of waterway users and the integrity of the navigation.

19 COM31 Canalside Water Run-off and Ground Water Drain

If surface water run-off and ground water is proposed to drain into the waterway, details shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Canal & River Trust prior to the commencement of development, and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.

REASON:

To determine the potential for pollution of the waterway and likely volume of water

20 RES16 Submission Energy Assessment (Phases 1 & 2)

Prior to the commencement of each phase of the development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority. In the event that the development is unable to achieve a 35% carbon reduction above Part L evidence shall be provided to the Local Planning Authority to demonstrate why the target carbon reduction cannot be met; including cost analysis as appropriate to substantiate the reasons why the reduction is not achieved on-site and the alternative proposals or sum of any off-site contribution.

REASON To ensure appropriate carbon savings are delivered in accordance with Policy 5.2; London Plan 2016.

21 NONSC Secure by Design (Phases 1 & 2)

The buildings shall achieve 'Secured by Design' accreditation awarded by the Metropolitan Police. No building within each phase of the development shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with Policies 7.1 and 7.3 of the London Plan (March 2016).

22 NONSC Contaminated Land (Phases 1 & 2)

(i) Each phase of the development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(b) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan (November 2012).

23 NONSC Sustainable Water Management (Phases 1 & 2)

For each phase of the development, a scheme for the provision of sustainable water management for that phase shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. (following the strategy set out in Flood Risk Assessment and Surface Water Drainage Strategy, produced by WSP

ii. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

iii. provide information on all Suds features including the method employed to delay

and control the water discharged from the site to Greenfield run off rates and:

- a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
- b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
- iv. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.
- v. During Construction
 - a. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- b) Foul water
 - i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.
- d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - i. incorporate water saving measures and equipment.
 - ii. provide details of water collection facilities to capture excess rainwater;
 - iii. provide details of how rain and grey water will be recycled and reused in the development.
- e) Long Term Management and Maintenance of the drainage system.
 - i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.
 - ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

The development shall not be occupied until the approved details have been implemented and thereafter retained/maintained in accordance with the approved details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (November 2012) Policy 5.12 Policy 5.13 and Policy 5.15 of the London Plan (March 2016)and National Planning Policy Framework and the Planning Practice Guidance.

24 NONSC Restrictions - Enlargement of Industrial/Warehouse Buildings

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall not be extended without the prior written consent of the Local Planning Authority.

REASON

To enable the Local Planning Authority to assess all the implications of the development

and in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

25 COM30 No additional internal floorspace (Phases 1 & 2)

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional structural internal mezzanine floorspace that can be used for storage, excluding that intended to be used for a data centre, shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

26 NONSC No External Storage Above 3 Metres (Phases 1 & 2)

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), and unless otherwise agreed in writing by the Local Planning Authority, external storage associated with the use of any part of the site shall not exceed 3 metres in height within any part of the development hereby approved.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure the development does not detrimentally impact upon the Green Belt and streetscene.

27 NONSC Reporting Energy Usage

Prior to the occupation of any building by data centre, a scheme for the reporting of energy usage and CO2 emissions should be submitted to and approved in writing by the Local Planning Authority. The report shall be submitted on a yearly basis for 5 years on commencement of operation of the development. The report shall detail the amount of energy consumed (kWrs) and the related CO2 emissions. The report shall also provide a commentary of the actual performance of the data centre in relation to the anticipated performance set out in the Energy Assessment (and addendum). Measures to ensure compliance with the agreed reductions of the Energy Assessment will also be detailed where there is a difference (+/- 3%) from the predicted performance. These measures must be agreed in writing with the Local Planning Authority. The development must be modified and/or operated in accordance with the measures where appropriate, unless agreed in writing with the Local Planning Authority.

REASON

To ensure compliance with the Energy Assessment and Policy 5.2 of the London Plan 2016.

28 COM7 Substation Details

Construction of the electricity substation buildings and security hut building shall not commence until details of the design and associated landscaping/screening, dimensions and all external finishes and materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in

accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

29 NONSC Green Walls

Prior to the occupation of each data centre building, the Green Walls for that building shall be constructed and planted in accordance with details to be submitted to and approved in writing by the Council.

The details submitted shall include

- i) Method of construction,
- ii) Schedule of framework materials;
- iii) Schedule of the species to be planted, method of planting, height and spread at planting and growth projections;
- iv) An ongoing management and maintenance regime for the green wall to include irrigation methods and an inspection programme to allow dead or dying plants to be identified and replaced.

The green walls shall thereafter be retained in accordance with the submitted details in perpetuity and shall not be removed or altered without the prior written consent of the Local Planning Authority.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the of the Hillingdon Local Plan (November 2012).

30 NONSC Reinstatement and Restoration

Prior to the occupation of any of the buildings within Phase 1 of the planning permission reference 37977/APP/2015/1004 for a any use other than as a data centre, details of the reinstatement of the hard and soft landscaping, removal of mezzanine floors, removal of the external gantries and removal of all external plant and machinery shall be submitted to and approved in writing by the Council and all works carried out in accordance with these details.

REASON

In the interests of amenity and the future functionality and flexibility of the buildings and their uses in accordance with Policies BE 13, LE 1 and LE 2 of the Hillingdon Local Plan (November 2012).

31 NONSC Air Quality Assessment

Prior to occupation of the data centres (Phase 1), a detailed air quality assessment shall be submitted to and approved by the Local Planning Authority. This should assess levels of both nitrogen dioxide and PM10 against both long-term and short-term limit values. The IAQM/EPUK2017 guidelines should be used to describe and assess predicted impacts.

The air quality modelling will use an advanced dispersion model to evaluate the overall impact of project-related emissions on nearby receptors. The model shall take into account the 3D data of the surrounding buildings, the exhaust stack heights/locations, and conservative meteorological data. The assessment should also include a study of flue height/location optimisation.

The assessment must include the consideration of several scenarios, including scenarios where it is assumed that the generators will join STOR and undertake triad management (i.e. the assessment must capture the range of plausible running hour outcomes). Likely 'worst case' scenarios could include the following:

- a) All units operating for 50 hours per year;
- b) All units operating for 200 hours per year.

Additional bespoke scenarios shall be developed based on proposed equipment configuration and operating philosophies for the project - this will also be included within the assessment. All scenarios considered should be environmentally conservative.

The study should optimise both location and height of flues and use worst case meteorological conditions. The assessment shall serve to demonstrate whether the current proposals succeed in causing no significant impacts on existing receptors in relation to baseline conditions.

Should the assessment conclude that it will be necessary to implement mitigation/management measures to achieve this outcome, these will be clearly defined and demonstration of the mitigation level achieved explicitly quantified.

REASON:

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012) and Policy 7.15 of the London Plan (2016).

32 HO4 Materials

Details of the design and appearance of the materials to be used in the construction of the external surfaces of the data centres (phase 1) hereby permitted shall be submitted to, and approved, by the Local Planning Authority prior to the commencement of development.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies BE 13 and BE 15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

33 M3 Boundary treatment - details

Notwithstanding the details on the approved plans, no boundary treatment will be erected on or around the data centre (phase 1) sites until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area, with particular reference to the visual quality of the Grand Union Canal, in accordance with Policies BE 13 and BE 32 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

34 N8 Limit for site noise level

The level of noise emitted from the data centres shall not exceed 5dB below background level, as measured at the boundary of the nearest noise sensitive premises, other than during emergency operation of the generators or testing periods when the existing background level will not be exceeded by more than 5dB.

A post completion test to demonstrate the plant noise level will be at least 5dB below the background sound level at the nearest sensitive receptor shall be submitted within 6 months of the commencement of operations on each site.

Test periods shall be restricted to one period of not more than 1 hour per month between the hours of 09.00 and 17.00 on Mondays to Fridays, excluding bank holidays.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE 1 of the Hillingdon Local Plan (November 2012) and Policy 7.15 of the London Plan (2016)

35 NONSC Backup Power Details

Prior to the commencement of development details of the backup power supplies shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

[a] a programme for the timing and duration of testing of backup supplies, and the methods to reduce cumulative impacts with other facilities in the area where possible. and

[b] The specifications for the standby supplies which will demonstrate technology that restricts emissions to a NOx emission rate of 0.7 g/kWh or less.

The development must proceed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure the proposed development does not contribute excessive air quality pollution in an air quality management area in accordance with Policy EM8 of the Local Plan (Part 1).

INFORMATIVES

1 I52 Compulsory Informative (1)

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 Compulsory Informative (2)

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM10	Incorporation in new developments of additions to the proposed cycle network
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact or congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE31	Facilities for the recreational use of the canal
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LE1	Proposals for industry, warehousing and business development
LE2	Development in designated Industrial and Business Areas

LPP 1.1	(2016) Delivering the strategic vision and objectives for London
LPP 2.1	(2016) London in its global, European and United Kingdom context
LPP 2.13	(2016) Opportunity Areas and Intensification Areas
LPP 2.17	(2016) Strategic Industrial Locations
LPP 2.18	(2016) Green Infrastructure: the multi functional network of open and green spaces
LPP 2.2	(2016) London and the wider metropolitan region
LPP 2.3	(2016) Growth Areas and Co-ordination Corridors
LPP 2.6	(2016) Outer London: vision and strategy
LPP 2.7	(2016) Outer London: Economy
LPP 2.8	(2016) Outer London: Transport
LPP 4.1	(2016) Developing London's economy
LPP 4.12	(2016) Improving opportunities for all
LPP 4.4	(2016) Managing Industrial Land and Premises
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.10	(2016) Urban Greening
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.15	(2016) Water use and supplies
LPP 5.21	(2016) Contaminated land
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.9	(2016) Overheating and cooling
LPP 6.1	(2016) Strategic Approach
LPP 6.10	(2016) Walking
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.4	(2016) Enhancing London's Transport Connectivity
LPP 6.9	(2016) Cycling
LPP 7.14	(2016) Improving air quality
LPP 7.16	(2016) Green Belt
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.24	(2016) Blue Ribbon Network
LPP 7.28	(2016) Restoration of the Blue Ribbon Network
LPP 7.3	(2016) Designing out crime
LPP 7.30	(2016) London's canals and other rivers and waterspaces
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment

NPPF4	NPPF - Promoting sustainable transport
NPPF9	NPPF - Protecting Green Belt land
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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. 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.

4

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be resubmitted as part of this new planning permission where those details would remain the same.

The following conditions relating to Phase 1 of the development have been discharged, insofar as receipt of satisfactory details is concerned.

Condition 8 (ground levels) - ref. 37977/APP/2016/240

Condition 9 (landscaping) - ref. 37977/APP/2016/247

Condition 12 (bird hazard management plan) - ref. 37977/APP/2016/242

Condition 13 (ecological enhancements) - ref. 37977/APP/2016/243

Condition 15 (floodlighting) - ref. 37977/APP/2017/244

Condition 18 (canalside risk assessment) - ref. 37977/APP/2017/343

Condition 19 (canalside water runoff) - ref. 37977/APP/2017/345

Condition 20 (energy assessment) - ref. 37977/APP/2016/246

Condition 21 (secure by design) - ref. 37977/APP/2017/344

Condition 22 (contamination) - ref. 37977/APP/2016/244 (Part i) and ref. 37977/APP/2017/1551 (Part iii)

Condition 23 (sustainable water management) - ref. 37977/APP/2016/245

In order to be fully complied with, all details approved by condition must be maintained throughout the lifetime of the development.

5 I58 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

6 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

7 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

9 I21 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8

1UW (Tel. 01895 250557).

10 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

11 I45 Discharge of Conditions

Your attention is drawn to the pre-commencement conditions which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

12 I48 Refuse/Storage Areas

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. It is worth drawing the applicants' attention to the Waste Manager's advice, as follows:-

a) The proposal is for industrial units. The occupiers would have to make an arrangement with a licensed waste carrier for the collection of the waste produced from the premises.

b) The area of the first unit is 18900 sqm. Based on BS 5906 guidance the estimated waste generated would be 5 litre per 1 sqm equating to a total of 94,500 litres per week. This would require 86 x 1,100 litre eurobins. It would be logical therefore to use a larger container either a large front end loader type bin could be used - of the 12 cubic yard capacity or a 40 cubic yard roll on roll off bin. The latter could be loaded through a compactor to maximise use of the bin and reduced transport movements.

c) Recyclable waste should be separated; in particular glass, paper, cardboard, metal cans, and plastic bottles. Some of the waste containers should be allocated to collect recyclable items.

d) Arrangements should be made for the cleansing of the waste storage area with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

d) The material used for the floor of the waste storage area must be able to withstand the weight of the bulk bins. If the 40 cubic yard roll-on roll-off bin option is chosen, then 40 Newton metre concrete would be required to withstand regular bin movements. Ideally the walls of the bin storage area should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

e) Vehicular access to the waste storage area should be suitable for a 32 tonne rigid goods vehicle if 40 cubic yard bins are used for waste storage.

The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

13 I49 Secured by Design

The Council has identified the specific security needs of the application site to be protection and security of bicycles within the parking area of the site.

You are advised to submit details to overcome the specified security needs in order to comply with condition 17 this planning permission.

14

The applicant/developer should contact the Canal & River Trust's Third Party Works Engineer with reference to the current Canal & River Trust Code of Practice for Works affecting the Canal & River Trust to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>)

15

The applicant/developer is advised that any encroachment or access onto the canal towpath requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor, Jonathan Young (jonathan.young@canalrivertrust.org.uk) regarding the required access agreement

16 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

17

Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in Advice Note 7, Wind Turbines and Aviation (available at <http://www.aoa.org.uk/policy-safeguarding.htm>).

18

You are encouraged to ensure that facilities are provided to enable the easy watering of the planting and soft landscaped areas in the final landscaping details, and to ensure such facilities maximise opportunities for the re-use of rainwater.

19

You are advised that no doors or gates should be installed which open out of the public highways as these may contravene The Highways Act 1980 (as amended).

20

The air quality assessment refers to no mitigation being required except for the construction phase of the development. It should be noted the development site is surrounded by residential properties on three sides, including residential premises above shops. It is recommended any condition with regard to the management of onsite emissions during the construction phase refers to the GLA SPG on The Control of Dust and Emissions During Construction and Demolition.

21

The Air Quality conditions relate to the operational phase of residential and commercial development and is intended for the protection of future residents in a designated AQMA and Smoke Control Area. Advice on the assessment of CHPs is available from EPUK at: http://www.iaqm.co.uk/text/guidance/epuk/chp_guidance.pdf. An area up to a distance of 10 times the appropriate stack height needs to be assessed. Guidance on air quality neutral and CHP emission standards are available at: <https://www.london.gov.uk/priorities/planning/consultations/draft-sustainable-design-and-construction>. They should contact Planning Specialists if they have any queries.

22

The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. Natural England has published Standing Advice on protected species. The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If the applicant has any specific questions on aspects that are not covered by the Standing Advice for European Protected Species or have difficulty in applying it to this application please contact Natural England with details at consultations@naturalengland.org.uk.

23

The applicants attention is drawn to the fact that the Environment Agency should be informed if contamination is identified that poses a significant risk to controlled waters. The applicant should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination.

1. Following the risk management framework provide in CLR11, Model procedures for the management of land contamination.
2. Referring to the Environment Agency guiding principles for land contamination and the land contamination sections in the Environment Agency's Groundwater Protection: Principles and Practice
3. Further information may be found on the land contamination technical guidance pages on the direct.gov website

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with:

- BS 10175:2011+A1:2013 Code of practice for the investigation of potentially contaminated sites.

- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points
- BS ISO 5667-18:2001, BS 6068-6.18:2001 Water quality. Sampling. Guidance on sampling of groundwater at contaminated sites

The competent person would normally be expected to be chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

The Environmental Permitting Regulations 2010 make it an offence to cause or knowingly permit an activity that will result in the input of pollutants to surface water or groundwater, unless authorised to do so by an environmental permit. This development may require an environmental permit from us. The applicant is advised to telephone 03708 506 506, or email enquiries@environment-agency.gov.uk to discuss the issues likely to be raised.

24

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The part of the site that forms Phase 2 of the permission is currently enclosed by heras fencing as early stage construction works have commenced, largely in the form of infrastructure and utility works and ground clearance / levelling.

The east of the site is bordered by a spine road that serves Phase 1 of the overall development. This phase, which involved the construction of two large industrial units along with associated service yard space and car parking has been completed recently. A comprehensive landscaping scheme has been implemented and includes a regular arrangement of street trees creating an avenue like appearance. Permission has recently been granted to vary conditions attached to the original application to allow these buildings to be used as a data centre under application and subsequent variations 37977/APP/2015/1004 (14-12-15) and 37977/APP/2017/1634 (14-08-17).

The site lies within the green belt, in a narrow section that opens up to the north, where there is a golf course. Directly to the east and west of the site are commercial buildings of various sizes, including large structures. These included the recently completed Phase 1 buildings to the west. All of these buildings are located within a designated Industrial and Business Area (IBA) although the site itself is not.

To the south is the Grand Union Canal, to which access has been opened up and improved as part of the development, allowing for new pathways and landscaping. On the opposite side of the canal are further commercial buildings as well as a main railway line.

3.2 Proposed Scheme

The proposal involves the removal of the condition restricting the use of the buildings forming Phase 2 of the development as data centres. No other changes to the approved plans are proposed.

3.3 Relevant Planning History

37977/APP/2015/1004 Phase 3 Stockley Park Stockley Road West Drayton Middlesex

Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters, except for access, reserved for later determination

Decision: 09-09-2015 Approved

37977/APP/2017/1634 Prologis Park West London Horton Road Yiewsley

Section 73 application for variation of Conditions 5 (approved drawings), 6 (approved documents), 25 (insertion of mezzanine floors) and 27 (use as data centre) as attached to planning permission ref. 37977/APP/2015/1004 dated 14-12-2015: Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters, except for access, reserved for later determination.

Decision: 02-08-2017 Approved

37977/APP/2017/3046 Prologis Park West London Horton Road Yiewsley

Reserved matters pursuant to condition 1 of planning permission ref. 37977/APP/2017/1634 dated 14-08-2017 for layout, scale, appearance and landscaping for Phase 2 of the development at Prologis Park West London (formerly Stockley Park Phase 3) (Section 73 application for variation of Conditions 5 (approved drawings), 6 (approved documents), 25 (insertion of mezzanine floors) and 27 (use as data centre) as attached to planning permission ref. 37977/APP/2015/1004 dated 14-12-2015: Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space.

Decision: 30-10-2017 Approved

Comment on Relevant Planning History

An application to relax the condition in regards to Phase One of the development was recently approved under 37977/APP/2017/1634.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.CI1	(2012) Community Infrastructure Provision
PT1.CI2	(2012) Leisure and Recreation
PT1.E1	(2012) Managing the Supply of Employment Land
PT1.E3	(2012) Strategy for Heathrow Opportunity Area
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM3	(2012) Blue Ribbon Network
PT1.EM4	(2012) Open Space and Informal Recreation

Part 2 Policies:

AM10	Incorporation in new developments of additions to the proposed cycle network
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE1	Development within archaeological priority areas
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BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE31	Facilities for the recreational use of the canal
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LE1	Proposals for industry, warehousing and business development
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LPP 2.8	(2016) Outer London: Transport
LPP 4.1	(2016) Developing London's economy
LPP 4.12	(2016) Improving opportunities for all
LPP 4.4	(2016) Managing Industrial Land and Premises
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.10	(2016) Urban Greening
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.15	(2016) Water use and supplies
LPP 5.21	(2016) Contaminated land
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.9	(2016) Overheating and cooling

LPP 6.1	(2016) Strategic Approach
LPP 6.10	(2016) Walking
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.4	(2016) Enhancing London's Transport Connectivity
LPP 6.9	(2016) Cycling
LPP 7.14	(2016) Improving air quality
LPP 7.16	(2016) Green Belt
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.24	(2016) Blue Ribbon Network
LPP 7.28	(2016) Restoration of the Blue Ribbon Network
LPP 7.3	(2016) Designing out crime
LPP 7.30	(2016) London's canals and other rivers and waterspaces
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF4	NPPF - Promoting sustainable transport
NPPF9	NPPF - Protecting Green Belt land
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd May 2018**

5.2 Site Notice Expiry Date:- **23rd May 2018**

6. Consultations

External Consultees

The application was advertised by a site notice displayed on a lamppost adjacent to the site on Horton Road. In addition, notification letters were sent to the owners/occupants of surrounding buildings, notifying them of the application and inviting comments.

No letters of representation have been received from members of the public.

TRANSPORT FOR LONDON (TfL):

No objections.

GREATER LONDON AUTHORITY (GLA):

The application was considered by the GLA not to give rise to any new strategic planning issues. This application is not required to go back to the GLA.

Internal Consultees

ENERGY & SUSTAINABILITY OFFICER:

The proposed development must proceed in accordance with the submitted energy strategy. Due to the high levels of CO2 associated with a data centre, the following condition is also required:

CONDITION:

Within 6 months of occupation of the development, a scheme for the reporting of CO2 emissions must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the methodology for measuring CO2 output from the development, the reporting format and timing of submissions.

The report shall be submitted annually to the Local Authority and will detail the performance of the development relative to the approved energy strategy. The report shall identify the measures required to rectify any shortfall in meeting the reductions set out in the approved energy strategy.

The development must be operated in accordance with the latest annual report unless otherwise approved in writing by the Local Planning Authority.

REASON

To ensure a reduction in CO2 in accordance with Policy 5.2 of the London Plan.

OFFICER COMMENT: A similar condition, formerly condition 28 but condition 27 within this report, was imposed on the data centre usage allowed under 37977/APP/2017/1634 and this has been modified to incorporate the Phase 2 buildings.

AIR QUALITY OFFICER:

The site is in an air quality management area. A data centre will most likely have a backup power supply that runs on an engine with a high NOx emission rate.

A report undertaken for the GLA identified the following:

'Back-up generators have tended to sit idle, primed to fire-up only as a last resort. However variable grid charges and ancillary service markets are creating new opportunities to generate revenue from these diesel engines. With on-going efforts to increase the flexibility of the electricity system together with London's increasing electricity demand, it is likely that back-up generators will be operating more often in future, particularly through the Short Term Operating Reserve (STOR) market and to reduce distribution charges through what is known as 'triad management'.

The proposal to remove the Data Centre condition will introduce the likelihood of another significant back up supply.

There are already cumulative impacts from the various standby generators in the area, some associated with data centres. Given the energy load of data centres, there is a potential for

- a) incentivised use of standby generators in line with the findings of the GLA study and
- b) large scale technology with a greater degree of emissions.

It is therefore extremely important to manage the emissions from standby power supplies. The following condition is therefore essential:

CONDITION:

Prior to the commencement of development details of the backup power supplies shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

[a] a programme for the timing and duration of testing of backup supplies, and the methods to reduce cumulative impacts with other facilities in the area where possible. and

[b] The specifications for the standby supplies which will demonstrate technology that restricts emissions to a NOx emission rate of 0.7 g/kWh or less.

The development must proceed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure the proposed development does not contribute excessive air quality pollution in an air quality management area in accordance with Policy EM8 of the Local Plan (Part 1).

OFFICER COMMENT - This condition will be attached to any approval granted. It would relate only to Phase Two of the development as data centre usage has already been approved for Phase One and works have already commenced.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Stockley Park Industrial and Business Area (IBA) which is itself part of the wider Heathrow Opportunity Area. Policy LE 2 of the Local Plan seeks to

preserve the vitality of IBA's by maintaining a presumption against development that does not fall within a B1 - B8 use or a sui generis use that is compatible with industrial development.

The proposed variation to allow for the buildings to be used as a data centre will not lead to a conflict with Policy LE 2 as a data centre operation is a form of business use. Furthermore, the relaxation of the condition would not preclude any other B1 - B8 uses occupying the site now or in the future.

It is also noted that Strategic Policy E 2 recognises Stockley Park as a cluster site for IT industries and it is considered that the proposed use as a data centre is compatible with this trend and will strengthen the existing cluster and support growth within the Heathrow Opportunity Area, in accordance with the aims and objectives of Strategic Policy E 3.

Para. 21 of the National Planning Policy Framework (NPPF) also states that planning authorities should plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.

The original application (37977/APP/2015/1004) included a condition (No. 27) precluding the use of any buildings as data centres. This has already been relaxed in regards to Phase One of the development following approval of 37977/APP/2017/1634.

The single reason stated for the restriction of use as data centres was due to the energy demands associated with them.

Since the time of the original approval there have been advances in energy efficiency in the data centre field that could justify, if sufficient energy savings can be made, the relaxation of this condition, as was the case with the Phase One buildings.

As such, it is considered that there are reasonable grounds to allow for data centre usage for part of the overall development. Energy matters are discussed in depth in section 7.16 of this report.

7.02 Density of the proposed development

Not applicable to the proposed development.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to the proposed development.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

The principle of the development of the site has already been established through the approval of 37977/APP/2015/1004. The proposed variation does not involve any changes to the design, scale, layout or appearance of the buildings, for which reserved matters have been approved under 37977/APP/2017/3046. As such, should this application be approved, the data centre uses would need to be accommodated within the approved buildings.

Should any alterations to building design, scale, layout or appearance be required, these would need to be submitted as a fresh application for Approval of Reserved matters and assessed at that stage.

It is therefore considered that the proposed development is in accordance with Local Plan

Policy OL 5.

7.06 Environmental Impact

Not applicable.

7.07 Impact on the character & appearance of the area

As described in section 7.05 of this report, the proposed development would not have an impact upon the appearance of the surrounding area. The character of a data centre use would be similar to other commercial uses that could occupy the site and, therefore, is considered appropriate for the wider area, where commercial development is common along the northern side of the Grand Union Canal.

It is therefore considered that the proposed development would be in accordance with Policies BE 13, BE 15, BE 25, BE 31 and BE 32 of the Local Plan and Policies 7.4, 7.6, 7.24, 7.28 and 7.30 of the London Plan.

7.08 Impact on neighbours

There are no residential uses immediately adjacent to the site, with the closest dwelling being approximately 130 metres to the west, with other commercial development located within the intervening area.

The proposed use of the buildings as a data centre would involve levels of activity similar to that produced by other commercial uses that could currently occupy the site and, as such, it is not considered that a data centre use would be disruptive to neighbouring residents

It is therefore considered that the proposed development would be in accordance with Policies BE 20, BE 21, BE 24 and OE 1 of the Local Plan and London Plan Policies 7.4 and 7.6.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

A suitable amount of car parking spaces have been secured for the site following the approval of the Reserved Matters application Transport for London (TfL) have been consulted and have raised no objections.

The overall development is the subject of a signed Section 106 agreement which includes the requirement for any new occupier of a unit within the development to submit an acceptable Occupier Travel Plan within three months of the occupation of the unit.

It is therefore considered that the proposal is in accordance with Policies AM 7 and AM 14 of the Local Plan.

7.11 Urban design, access and security

Data centres generally require relatively high security measures in the form of gates and fencing. The current application seeks only to establish the principle of the buildings accommodating a data centre, any additional security fencing would require a separate application as would adaptations that may be required for any of the other potential uses that may occupy the site.

It is therefore considered that the proposed development accords with Local Plan Policy BE 18 and London Plan Policy 7.13.

7.12 Disabled access

This has been assessed within the Reserved Matters application.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

The proposed variation does not involve any physical works and, as such, would not impact upon the established landscaping scheme, which plays a key role in softening the impact of the overall development and providing context with the nearby Grand Union Canal and adjacent green belt environment.

It is therefore considered that the proposed development complies with Local Plan Policies BE 38 and BE 39 and London Plan Policies 5.10 and 5.11.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

The application is accompanied by an Energy Strategy which demonstrates that acceptable energy usage levels can be achieved through the use of suitable plant and machinery and the creation of efficient operating environments.

The potential use of the buildings as data centres is therefore considered to be acceptable subject to a suitable condition securing an annual reporting scheme to ensure that the CO2 emission reductions set out in the energy strategy are achieved and that any shortfall is rectified.

It is therefore considered that the proposal complies with Policy 5.2 of the London Plan (2016), providing the recommended condition is adhered to.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

The site is within an air quality management area. A data centre will most likely have a backup power supply that runs on an engine with a high NOx emission rate as power needs to be maintained at all times.

The proposal to remove the Data Centre condition will introduce the likelihood of another back up supply. There are already cumulative impacts from the various standby generators in the area, some associated with data centres. Given the energy load of data centres, there is a potential for a) incentivised use of standby generators in line with the findings of the GLA study and b) large scale technology with a greater degree of emissions.

It is therefore extremely important to manage the emissions from standby power supplies. This can be achieved through the use of appropriately worded planning conditions.

It is therefore considered that the proposed development would comply with Local Plan Policy OE 1 and London Plan Policies 7.14 and 7.15.

7.19 Comments on Public Consultations

No representations received from members of the public.

7.20 Planning Obligations

The original development was the subject of Section 106 agreement relating to a broad range of matters, many of which have already been fulfilled following the completion of Phase One of the development.

A Deed of Variation will be required in order for the Section 106 to relate to the current application.

CIL payment is based on building size and has been secured for the approved Reserved Matters application 37977/APP/2017/3046.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No further issues.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a

proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

It is recommended that condition 27 be removed, for the reasons set out in this report, subject to necessary amendments to other conditions and the implication of a new condition relating to backup power generators accordingly this application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The London Plan (2016)

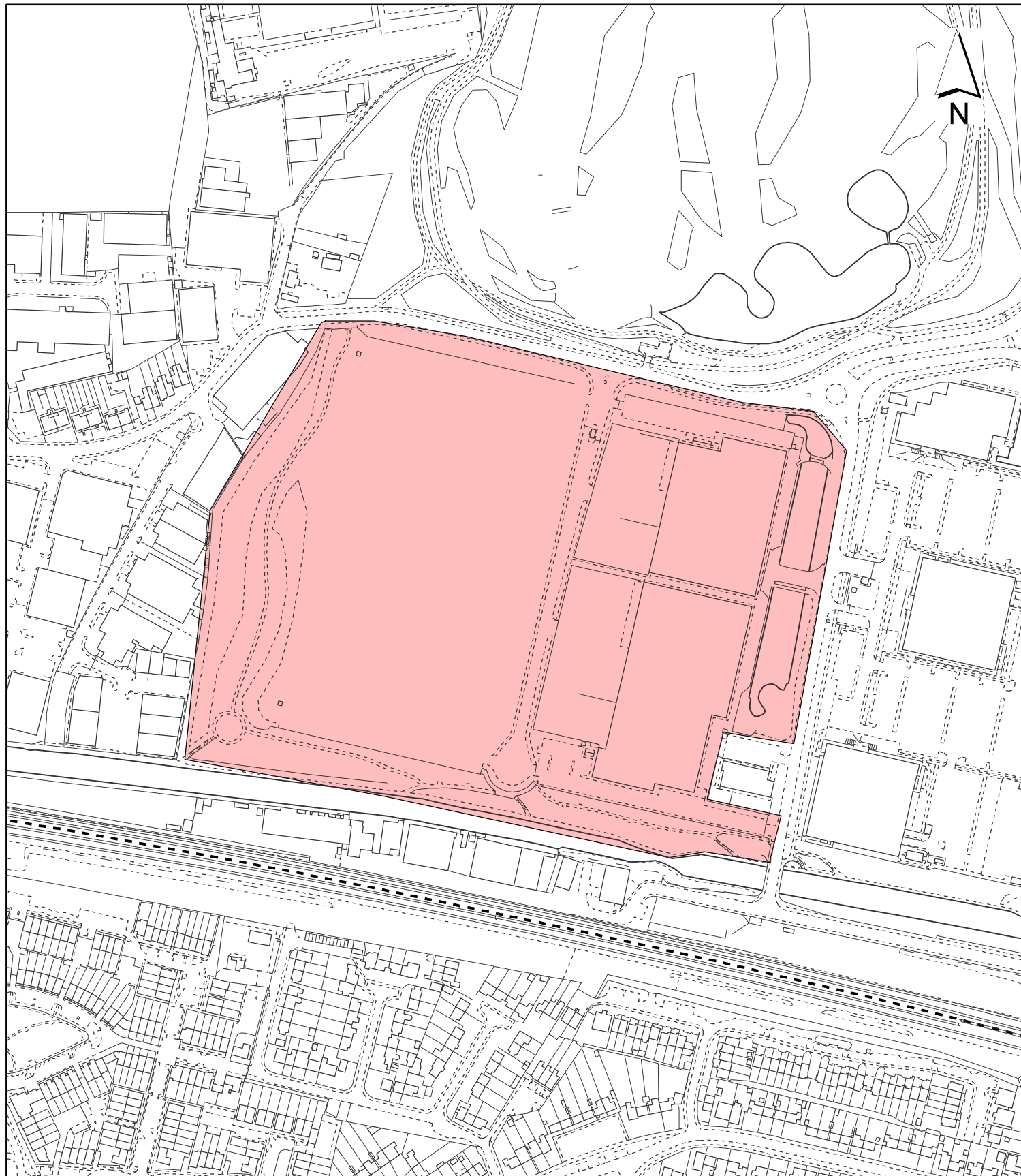
Mayor of London's adopted Supplementary Planning Guidance - Sustainable Design & Construction

Hillingdon Planning Obligations SPD

National Planning Policy Framework (NPPF)

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Prologis
Park West**

Planning Application Ref:

37977/APP/2018/1117

Planning Committee:

Major

Scale:

1:3,500

Date:

May 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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