

APPLICATION FOR: 1331/APP/2017/1883

FORMER NESTLE FACTORY NESTLES AVENUE HAYES

COMMITTEE: Major Apps PC

DATE: 13th December 2017

I confirm:-

- All consultations have been completed
- All consultations are reflected in the report.
- The report is free from spelling, typing and grammatical errors.

Final formatting:

Signed:- _____
Case Officer

Signed:- _____
Team Manager

Signed:- _____
Senior Manager

I agree this report can go on the agenda for the above Committee.

Signed:- _____
DC Tech Admin

Item No.	Report of the Head of Planning, Transportation and Regeneration
Address	FORMER NESTLE FACTORY NESTLES AVENUE HAYES
Development:	Part demolition of existing factory buildings and associated structures, and redevelopment to provide 1,386 dwellings (Use Class C3). office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), 22,663sq.m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works.
LBH Ref Nos:	1331/APP/2017/1883
Drawing Nos:	DM 4 12 P1 Block F2: Second Floor Plan DM 4 13 P1 Block F2: Third Floor Plan DM 4 20 P1 Block F3 & F4: Ground Floor Plan DM 4 21 P1 Block F3 & F4: First Floor Plan DM 4 22 P1 Block F3 & F4: Second Floor Plan DM 4 23 P1 Block F3 & F4: Third Floor Plan DM 6 18 D4 Balcony Study: Type 4 (1750-2000mm Depth) MS 0 01 P1 Block U1, U2, U3 & U4: Employment Location Plan MS 0 02 P1 Block U1, U2, U3 & U4: Constraints Plan MS 0 03 P1 Block U1, U2, U3 & U4: Demolition Plan MS 1 00 P1 Block U1, U2, U3 & U4: Illustrative Site Layout Plan DM 4 24 P1 Block F3 & F4: Fourth Floor Plan MS 1 01 P1 Block U1, U2, U3 & U4: Site Layout Plan Economic Statement (Barton Willmore) Equalities Impact Assessment (Barton Willmore) Energy Statements (BBS) Floor Risk/Drainage Assessments (Hydrock) Health Impact Assessment (Barton Willmore) Heritage Assessment (Turleys) Land Contamination Assessments (Hydrock) Lighting and CCTV Reports (WPP) Noise and Vibration Reports (PBA) dated June 2017 Site Waste Management Plan (Pace) MA 6 13 P2 Block B: Bay Study (3) MA 6 16 P2 Block B: Bay Study Elevations Access Officer Response (David Bonnett Associates) Waste and Recycling Response Note (AECOM) Accommodation Schedule MP 5 99 P2 Masterplan: Affordable Units MP 6 00 P2 Masterplan: Affordable Units - Ground Floor Plan MP 6 01 P2 Masterplan: Affordable Units - First Floor Plan MP 6 02 P2 Masterplan: Affordable Units - Second Floor Plan MP 6 03 P1 Masterplan: Affordable Units - Third Floor Plan MP 6 04 P2 Masterplan: Affordable Units - Fourth Floor Plan MP 6 05 P2 Masterplan: Affordable Units - Fifth Floor Plan MP 6 06 P2 Masterplan: Affordable Units - Sixth Floor Plan

MP 6 07 P2 Masterplan: Affordable Units - Seventh Floor Plan
MP 6 08 P2 Masterplan: Affordable Units - Eight Floor Plan
MP 6 09 P2 Masterplan: Affordable Units - Ninth Floor Plan
MP 0 11 P1 Masterplan: Location Plan
MP 0 51 P1 Masterplan: Block Plan Data Summary & Setting out
MA 6 05 P1 Block B: Entrance Podium (1)
MA 5 52 P1 Block B: Unit Type - Accessible Flats
MA 5 53 P1 Block B: Unit Type - Accessible Flats
MA 5 54 P1 Block B: Unit Type - Accessible Flats
MA 6 12 P1 Block B: Bay Study (2)
MA 6 03 P1 Block B: Entrance Lobby (3)
MA 6 06 P1 Block B: Entrance Podium (2)
MA 6 41 P1 Block B: Bin Storage
MA 6 40 P1 Block B: Typical Bin Storage
MA 6 37 P1 Block B: Balcony Type F2-F3
MA 6 35 P1 Block B: Balcony Type D3-E1
HB 0 00 P1 Overview Plan
DM 5 21 P1 Unit Types - 2B Flats
DM 5 22 P1 Unit Types - 2B Flats
DM 5 23 P1 Unit Types - 2B Flats
DM 5 24 P1 Unit Types - 2B Flats
DM 5 25 P1 Unit Types - 2B Flats
DM 5 26 P1 Unit Types - 2B Flats
DM 5 30 P1 Unit Types - 3B Flats
DM 5 31 P1 Unit Types - 3B Flats
DM 5 32 P1 Unit Types - 3B Flats
DM 5 33 P1 Unit Types - 3B Flats
DM 3 00 P4 Section AA, BB & CC
Secured By Design Principles (July 2017)
Archaeological Desk Based Assessment (CgMS)
Arboricultural Impact Assessments and Tree Survey (Tala)
Affordable Housing Statement (Gerald Eve)
Air Quality Assessment (PBA)
Aviation Report (Osprey)
Construction Management Plans (Pace)
Daylight and Sunlight Assessment (Point2)
Demolition Reports (Capita)
Design and Access Statement (Makower Architects, Hawkins Brown, dMFK and Gillespies)
Ecological Reports (Aspect and Richard Kilshaw Survey)
MP 7 25 P2 Nestle Multi-Modal Transport Proposal
30710/5501/SK003 Nestles Avenue, Hayes public transport proposals PBA suggested turning head layout
MP 7 60 Rev. 04 Residential Phasing Plan
MP 7 61 Rev. 01 Industrial Phasing Plan
MP 7 62 Rev. 02 Residential Demolition Phasing Plan

MP 7 63 Rev. 01 Industrial Demolition Phasing Plan
LT 100 D2 Landscape Layout, Commercial Scheme
DM 4 40 P3 Block G: Ground Floor Plan
DM 4 16 P3 Block F2: Roof Floor Plan
DM 4 15 P3 Block F2: Fifth Floor Plan
DM 4 14 P3 Block F2: Fourth Floor Plan
DM 4 05 P3 Block F1: Roof Floor Plan
DM 4 04 P3 Block F1: Fourth Floor Plan
DM 4 03 P3 Block F1: Third Floor Plan
DM 2 03 P3 Block G: Elevations
MP 0 60 P4 Masterplan: Amenity Diagram
MP 1 00 P4 Masterplan: Ground Floor Plan
MA 1 01 P4 Block B: Ground & First Floor Plan
MA 1 02 P4 Block B: Second & Third Floor Plan
MA 1 03 P4 Block B: Fourth & Fifth Floor Plan
MA 1 04 P4 Block B: Sixth and Seventh Floor Plan
MA 1 05 P4 Block B: Eighth and Ninth Floor Plan
MA 1 06 P4 Block B: Tenth & Roof Floor Plan
MA 2 01 P4 Block B: Elevations (1)
MA 2 02 P4 Block B: Elevations (2)
MA 2 03 P4 Block B: Perspective Elevations
MA 3 01 P4 Block B: Sections
HB 1 00 P2 Block C & D: Ground Floor Plan
HB 1 01 P3 Block C & D: First Floor Plan
HB 1 02 P3 Block C & D: Second Floor Plan
HB 1 03 P3 Block C & D: Third Floor Plan
HB 1 04 P2 Block C & D: Fourth Floor Plan
HB 1 05 P2 Block C & D: Fifth Floor Plan
HB 1 06 P2 Block C & D: Sixth Floor Plan
HB 1 07 P2 Block C & D: Seventh Floor Plan
HB 1 08 P2 Block C & D: Eighth Floor Plan
DM 2 01 P4 Block F1, F2, F3 & F4: North & East Elevations
DM 4 00 P4 Block F1: Ground Floor Plan
DM 4 01 P4 Block F1: First Floor Plan
DM 4 02 P4 Block F1: Second Floor Plan
075666-CA-0-GF-DR-S-010-P05 Drainage Layout and External Levels 1 of 2
075666-CA-0-GF-DR-S-011-P05 Drainage Layout and External Levels 2 of 2
MS 2 06 P1 Block U4: Demolition Elevation
MS 4 00 P1 Block U4: Section Through Retained Facade
MS 4 01 P1 Block U1: Floor plans
MS 4 02 P1 Block U2: Floor plans
MS 4 03 P1 Block U3: Floor plans
MS 4 04 P1 Block U4: Floor plans
MS 5 00 P1 Block U4: Detailed Section
LG 1 01 P1 Landscape Overview Masterplan [Parking - Day one]
MS 2 05 P3 Elevations Unit 4

MS 2 04 P3 Elevations Unit 2 & 3
MS 2 03 P3 Elevations Unit 1
MS 2 02 P3 Illustrative Elevations Unit 4
MS 2 01 P3 Illustrative Elevations Unit 2 & 3
MS 2 00 P3 Illustrative Elevations Unit 1
MP 0 41 P3 Masterplan: Demolition
DM 6 05 P3 Block G: Bay Study
DM 6 02 P3 Block F2: Bay Study (Rear Facade)
DM 6 01 P3 Block F2: Bay Study
DM 6 00 P3 Block F1: Bay Study
MA 6 14 P1 Block B: Bay Study (4)
MA 6 15 P1 Block B: Bay Study (5)
MA 6 20 P1 Block B: Details (1)
MA 6 30 P1 Block B: Balconies
MA 6 31 P1 Block B: Balcony Type A1-A2
MA 6 32 P1 Block B: Balcony Type A3-B1
MA 6 33 P1 Block B: Balcony Type B2-C1
MA 6 34 P1 Block B: Balcony Type D1-D2
HB 3 06 P1 Typical Unit Type - 3 Bed Duplex (1)
HB 3 09 P1 Typical Unit Type - 1 Bed Accessible Flats
HB 3 10 P1 Typical Unit Type - 2 Bed Accessible Flats
HB 3 13 P1 Typical Unit Type - 3 Bed Duplex (2)
HB 3 14 P1 Typical Unit Type - 2 Bed Flats (2)
HB 3 12 P1 Typical Entrance Lobbies
HB 5 04 P1 Bay Study - E1 Block
HB 5 00 P1 Bay Study - Roof Extension
HB 5 01 P1 Bay Study - Typical Block
HB 5 03 P1 Bay Study - C3 Block
DM 1 05 P1 Block F2, F3, F4: Second Floor Plan
DM 1 07 P1 Block F2, F3, F4: Third Floor Plan
DM 4 25 P1 Block F3 & F4: Fifth Floor Plan
DM 4 26 P1 Block F3 & F4: Sixth Floor Plan
DM 4 27 P1 Block F3 & F4: Seventh Floor Plan
DM 4 28 P1 Block F3 & F4: Eighth Floor Plan
DM 4 29 P1 Block F3 & F4: Ninth Floor Plan
DM 4 30 P1 Block F3 & F4: Tenth Floor Plan
DM 4 31 P1 Block F3 & F4: Roof Floor Plan
DM 4 41 P1 Block G: First Floor Plan
DM 4 42 P1 Block G: Second Floor Plan
LG 1 02 P1 Landscape Overview Masterplan [Parking - Future provision]
LG 1 04 P1 Landscape Masterplan GA | 01 of 04
LG 3 01 P1 Landscape sections | AA - BB
LG 1 06 P1 Landscape Masterplan GA | 03 of 04
LG 1 07 P1 Landscape Masterplan GA | 04 of 04
LG 1 05 P1 Landscape Masterplan GA | 02 of 04
CS-075666-PE-16-121-R Rev. H Flood Risk Assessment and Drainage

Strategy

DM 4 50 P2 Block H & I: Ground Floor Plan
DM 4 51 P2 Block H & I: First Floor Plan
DM 4 52 P2 Block H & I: Second Floor Plan
DM 4 53 P2 Block H & I: Third Floor Plan
DM 4 54 P2 Block H & I: Fourth Floor Plan
DM 4 55 P2 Block H & I: Fifth Floor Plan
DM 4 56 P2 Block H & I: Roof Floor Plan
DM 1 08 P3 Block F1, G, H & I Fourth Floor Plan
DM 1 06 P3 Block F1, G, H & I Third Floor Plan
DM 1 09 P3 Block F2, F3, F4 Fourth Floor Plan
MS 9 08 P1 Secured By Design Strategy
C151867/R-001 Drainage Strategy Statement
C151867/R-002 Methodology for the Control of Surface Water During the Construction Phase
C151867/C/111 P1 Ingress/Egress and Flood Water Flow Paths
C151867/C/110 P1 Exceedance Flood Water Storage Locations
C151867/C/109 P3 Sections
C151867/C/104 P6 Proposed Drainage Catchment Areas to Canal
C151867/C/102 P10 Proposed Surface Water Attenuation Locations
C151867/C/101 P10 Proposed Drainage Catchment Areas to Thames Water Sewers
C151867/C/002 P6 Proposed Drainage Layout Sheet 2
C151867/C/001 P6 Proposed Drainage Strategy Sheet 1
HB 3 02 P1 Typical Unit Type - 1 Bed Flats
HB 3 03 P1 Typical Unit Type - 2 Bed Flats
HB 3 04 P1 Typical Unit Type - 2 Bed Duplexes
HB 3 05 P1 Typical Unit Type - 3 Bed Flats
DM 3 01 P1 Section DD, EE & FF
DM 3 02 P1 Section GG & HH
DM 4 10 P1 Block F2: Ground Floor Plan
DM 4 11 P1 Block F2: First Floor Plan
SuDS Flows and Volumes - LLFA Technical Assessment Proforma Rev. C (27 March 2018)
MP 761_Rev 1
MP 760_Rev 04
C151867/C/104 P4 Proposed Drainage Catchment to Canal
C151867/C/101 P8 Proposed Drainage Catchment to TW
MP 1 13 P2 Masterplan: Roof PVs
MP 7 11 P2 Masterplan: Accessible Units
MP 7 12 P2 Masterplan: Accessible Units
DM 6 03 P2 Block F3: Bay Study
R/C151867/001.06 Flood Risk Assessment & Drainage Strategy (Residential Scheme)
MP 1 11 P4 Masterplan Roof Height - AOD
MP 1 12 P4 Masterplan Roof Height - Storeys
MP 1 14 P4 Masterplan Roof Height - Color Coded

MP 2 01 P4 Masterplan Elevations (1)
MP 2 02 P4 Masterplan Elevations (2)
MP 2 03 P4 Masterplan Elevations (3)
MP 3 01 P4 Masterplan Sections
MP 3 02 P4 Masterplan Spaces
HB 1 09 P2 Block C & D: Roof Floor Plan
HB 1 10 P3 Block E: Ground & First Floor Plan
HB 1 11 P2 Block E: Second & Third Floor Plan
HB 1 12 P2 Block E: Fourth & Fifth Floor Plan
HB 1 13 P2 Block E: Sixth & Seventh Floor Plan
HB 1 14 P2 Block E: Eighth & Ninth Floor Plan
HB 1 15 P2 Block E: Tenth & Roof Floor Plan
HB 1 16 P2 Block C & D: Ninth Floor Plan
HB 2 00 P3 Block C1: All Floor Plans
HB 2 01 P3 Block C2: All Floor Plans
HB 2 02 P2 Block C3: All Floor Plans
HB 2 03 P4 Block C4: All Floor Plans
HB 2 04 P3 Block C5: All Floor Plans
HB 2 05 P2 Block C6: All Floor Plans
HB 2 06 P4 Block D1, D4: All Floor Plans
HB 2 07 P3 Block D2, D3 All Floor Plans
HB 2 08 P1 Block D3_Ground, First & Second
HB 2 09 P4 Block E1: All Floor Plans
HB 2 10 P4 Block E2, E3: All Floor Plans
HB 4 01 P3 Elevation - Milk Street East
CS/075666 Drainage Strategy - Rev. E (27 March 2018)
MP 0 13 P2 Masterplan: Context Roof Plan - Illustrative Wider Area M'plan
MP 0 20 P2 Site Location Plan Existing
MP 0 21 P2 Site Block Plan Existing
MP 0 31 P2 Masterplan: Existing Survey Plan
MP 0 42 P2 Masterplan: Demolition - Site Photos
MP 7 21 P4 Masterplan: Cycle and Parking, Waste and Services
CS/075666 Justification of Cv used
CS075666 Technical Design Note (12 March 2018)
Drainage Calculations TW Letter (13 July 2016)
Capita letter to LBH (24 November 2017)
Comments from Hydrock Sergio Meeting (6 February 2018) with Hydrock
Response (15 February 2018)
Nestle Hydrock Response (24 November 2017)
TW SW Correspondence (20 February 2018)
MA 5 21 P1 Block B: Unit Type - 2 Bed Flats
MA 5 20 P1 Block B: Unit Type - 2 Bed Flats
MA 5 23 P1 Block B: Unit Type - 2 Bed Flats
MA 5 10 P1 Block B: Unit Type - 1 Bed Flats
MA 5 11 P1 Block B: Unit Type - 1 Bed Flats
MA 5 12 P1 Block B: Unit Type - 1 Bed Flats

MA 5 22 P1 Block B: Unit Type - 2 Bed Flats
HB 5 06 P1 Bay Study - E1 Bridge
HB 5 12 P1 Bay Study - C6 Block
HB 6 01 P1 Block C& D : Podium Deck and Accessible Roof Terraces
HB 6 02 P1 Servicing Strategy
HB 6 03 P1 Cycle Strategy
DM 1 01 P1 Block F2, F3, F4: Ground Floor Plan
DM 1 03 P1 Block F2, F3, F4: First Floor Plan
DM 4 43 P1 Block G: Third Floor Plan
DM 4 44 P1 Block G: Fourth Floor Plan
DM 4 45 P1 Block G: Roof Floor Plan
DM 5 10 P1 Unit Types - 1B Flats
DM 5 11 P1 Unit Types - 1B Flats
DM 5 12 P1 Unit Types - 1B Flats
DM 5 13 P1 Unit Types - 1B Flats
DM 5 14 P1 Unit Types - 1B Flats
DM 5 15 P1 Unit Types - 1B Flats
DM 5 20 P1 Unit Types - 2B Flats
MA 1 00 P2 Block B: Basement Floor Plan
MA 6 01 P2 Block B: Entrance Lobby (1)
MA 6 02 P2 Block B: Entrance Lobby (2)
MA 6 11 P2 Block B: Bay Study (1)
MS 2 12 P2 Roof Plan Unit 4
MS 2 11 P2 Roof Plans Units 2 & 3
MS 2 10 P2 Roof Plan Unit 1
LG 1 03 P2 Illustrative Landscape Masterplan
MA 6 39 P2 Block B: Waste & Cycle Diagrams
MA 6 42 P2 Block B: Cycle Storage
HB 4 07 P2 Section - Podium Garden South
HB 4 08 P2 Section - Podium Garden North/East
HB 5 02 P2 Bay Study - Entrance
HB 5 07 P2 Bay Study - 2 Bed Standard
HB 5 08 P2 Bay Study - Energy Centre
MA 6 36 P2 Block B: Balcony Type F1
HB 5 13 P2 Bay Study - Sandow Square - E3 Block
DM 2 02 P2 Block F3 & F4: North & South Elevations
DM 2 04 P2 Block H & I: Elevations
Nestle CO2 Summary - Submitted Scheme
Nestle CO2 Summary - 20% Renewables
Energy Strategy (Industrial Scheme) Planning Submission Issue 7
Energy Statement (BSS) ESC54738 Issue 4
HB 4 02 P3 Elevation - Nestles Avenue South
HB 4 03 P3 Elevation - Milk Street West
HB 4 04 P3 Elevation - Sandow Square North
HB 4 05 P3 Elevation - Canal Street East
HB 4 06 P3 Elevation - Milk Yard West

HB 4 09 P2 Elevation - Sandow Square South
HB 4 10 P2 Elevation - E1
DM 1 00 P4 Block F1, G, H & I Ground Floor Plan
DM 1 02 P4 Block F1, G, H & I First Floor Plan
DM 1 04 P4 Block F1, G, H & I Second Floor Plan
MA 5 42 P1 Block B: Unit Type - 3 Bed Duplexes
MA 5 51 P1 Block B: Unit Type - Accessible Flats
MA 5 41 P1 Block B: Unit Type - 3 Bed Duplexes
MA 5 40 P1 Block B: Unit Type - 3 Bed Duplexes
MA 5 32 P1 Block B: Unit Type - 3 Bed Flats
MA 5 31 P1 Block B: Unit Type - 3 Bed Flats
MA 5 30 P1 Block B: Unit Type - 3 Bed Flats
MA 5 24 P1 Block B: Unit Type - 2 Bed Flats
MA 5 25 P1 Block B: Unit Type - 2 Bed Flats
MA 5 50 P1 Block B: Unit Type - Accessible Flats
DM 6 07 P1 Block I: Bay Study
DM 6 09 Block F2: Entrance Study
DM 6 10 Block F1: Entrance Study
DM 5 40 P1 Unit Types - M4.3 Adaptable Flats
DM 5 41 P1 Unit Types - M4.3 Adaptable Flats
DM 5 42 P1 Unit Types - M4.3 Adaptable Flats
DM 6 04 P1 Block F4: Bay Study
DM 6 06 P1 Block H: Bay Study
DM 6 11 Block F2: Entrance Study (Rear)
DM 6 12 Block F3 & F4: Entrance Study
DM 6 13 Block G: Entrance Study
DM 6 14 Block H: Entrance Study
DM 6 15 D5 Balcony Study: Type 1 (1500mm Depth)
DM 6 16 D5 Balcony Study: Type 2 (1750mm Depth)
DM 6 17 D5 Balcony Study: Type 3 (2000mm Depth)
LG 3 02 P1 Landscape sections | CC - DD
LG 3 03 P1 Landscape sections | EE - FF
LG 3 04 P1 Landscape sections | GG - HH
DM 2 00 P3 Block F1, F2, F3 & F4 South & West Elevations
DM 1 18 P3 Block F2, F3, F4 Roof Floor Plan
DM 1 17 P3 Block F2, F3, F4 Tenth Floor Plan
DM 1 16 P3 Block F2, F3, F4 Ninth Floor Plan
DM 1 15 P3 Block F2, F3, F4 Eighth Floor Plan
DM 1 14 P3 Block F2, F3, F4 Seventh Floor Plan
DM 1 13 P3 Block F2, F3, F4 Sixth Floor Plan
DM 1 12 P3 Block F1, G, H & I Roof Floor Plan
DM 1 11 P3 Block F2, F3, F4 Fifth Floor Plan
DM 1 10 P3 Block F1, G, H & I Fifth Floor Plan
Statement of Community Involvement (HardHat)
Sustainability Statements (including Overheating Reports) (WPP)
Structural Survey and Conditions Report (Elliot Wood)

Townscape and Visual Impact Assessment (Barton Willmore)
 Travel Plans (PBA and Markides Associates)
 Utilities Assessments (WPP and Whitecode)
 Ventilation & Extraction Report (WPP and Whitecode)
 Wind Assessment (RWDI)
 Environmental Impact Assessment (Barton Willmore, Markides Associates,
 PBA, Capita, Hydrock and Turleys)
 MP 0 12 P2 Masterplan: Context Roof Plan - Application

Date Plans Recieved:	23/05/2017	Date(s) of Amendment(s):	22/10/2017
Date Application Valid:	23/05/2017		14/06/2018
			18/06/2018
			24/10/2017
			26/10/2017
			15/06/2018
			13/10/2017
			22/09/2017
			30/11/2017
			12/06/2018
			13/06/2018
			18/05/2017

1. SUMMARY

2. RECOMMENDATION

1 NONSC Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 NONSC Accordance with Approved Joint Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

- MP 0 12 P2 Masterplan: Context Roof Plan - Application
- MP 0 60 P4 Masterplan: Amenity Diagram
- MP 1 00 P4 Masterplan Ground Floor Plan
- MP 7 21 P4 Masterplan Cycles & Car Parking, Waste and Services
- MP 5 99 - MASTERPLAN - Roof Floor Plan
- MP 6 00 - MASTERPLAN - Ground Floor Plan
- MP 6 01 - MASTERPLAN - First Floor Plan
- MP 6 02 - MASTERPLAN - Second Floor Plan

MP 6 03 - MASTERPLAN - Third Floor Plan
 MP 6 04 - MASTERPLAN - Fourth Floor Plan
 MP 6 05 - MASTERPLAN - Fifth Floor Plan
 MP 6 06 - MASTERPLAN - Sixth Floor Plan
 MP 6 07 - MASTERPLAN - Seventh Floor Plan
 MP 6 08 - MASTERPLAN - Eight Floor Plan
 MP 6 09 - MASTERPLAN - Ninth Floor Plan
 MP 0 11 P1 Masterplan: Location Plan
 MP 0 51 P1 Masterplan: Block Plan Data Summary & Setting out
 MP 1 13 P2 Masterplan: Roof PVs
 MP 7 11 P2 Masterplan: Accessible Units
 MP 7 12 P2 Masterplan: Accessible Units
 MP 1 11 P4 Masterplan Roof Height - AOD
 MP 1 12 P4 Masterplan Roof Height - Storeys
 MP 1 14 P4 Masterplan Roof Height - Colour Coded
 MP 2 01 P4 Masterplan Elevations (1)
 MP 2 02 P4 Masterplan Elevations (2)
 MP 2 03 P4 Masterplan Elevations (3)
 MP 3 01 P4 Masterplan Sections
 MP 3 02 P4 Masterplan Spaces
 MP 0 13 P2 Masterplan: Context Roof Plan - Illustrative Wider Area M'plan
 MP 0 20 P2 Site Location Plan Existing
 MP 0 21 P2 Site Block Plan Existing
 MP 0 31 P2 Masterplan: Existing Survey Plan
 MP 0 42 P2 Masterplan: Demolition - Site Photos
 MP 8 09 P2 Masterplan: View from Wallis Garden looking towards the Main F
 MP 8 10 P2 Masterplan: View from Wallis Garden
 MP 8 11 P2 Masterplan: View along Sandow Square looking West
 MP 8 12 P2 Masterplan: View along Canal Street facing Block B
 MP 8 13 P2 Masterplan: View along Canal Street facing the Heritage Cluster
 MP 8 15 P2 Masterplan: View along the Trim Trail north of Block B and E
 MP 8 16 P2 Masterplan: View along Milk Street looking towards Block B
 MP 0 41 P3 Masterplan Demolition
 MP 725 P2 Nestle multi-modal transport proposal
 LG 1 01 P1 Landscape Overview Masterplan [Parking - Day one] MS 2 05 P3 Elevations
 Unit 4
 LG 1 02 P1 Landscape Overview Masterplan [Parking - Future provision]
 LG 1 03 P1 Illustrative Landscape Masterplan
 LG 1 04 P1 Landscape Masterplan GA | 01 of 04
 LG 3 01 P1 Landscape sections | AA - BB
 LG 1 06 P1 Landscape Masterplan GA | 03 of 04
 LG 1 07 P1 Landscape Masterplan GA | 03 of 04
 LG 1 05 P1 Landscape Masterplan GA | 02 of 04
 LG 103 P2 Illustrative Landscape Masterplan
 LG 3 02 P1 Landscape sections | CC - DD
 LG 3 03 P1 Landscape sections | EE - FF
 LG 3 04 P1 Landscape sections | GG - HH

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan:

Part Two Saved UDP Policies (November 2012) and the London Plan (2016)

3 NONSC Accordance with Approved Industrial Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

MS 0 01 P1 Block U1, U2, U3 & U4: Employment Location Plan
MS 0 02 P1 Block U1, U2, U3 & U4: Constraints Plan
MS 0 03 P1 Block U1, U2, U3 & U4: Demolition Plan
MS 1 01 P1 Block U1, U2, U3 & U4: Site Layout Plan
MS 2 06 P1 Block U4: Demolition Elevation
MS 4 00 P1 Block U4: Section Through Retained Facade
MS 4 01 P1 Block U1: Floor plans
MS 4 02 P1 Block U2: Floor plans
MS 4 03 P1 Block U3: Floor plans
MS 4 04 P1 Block U4: Floor plans
MS 5 00 P1 Block U4: Detailed Section
MS 2 04 P3 Elevations Unit 2&3
MS 2 03 P3 Elevations Unit 1
MS 2 02 P3 Illustrative Elevations Unit 4
MS 2 01 P3 Illustrative Elevations Unit 2&3
MS 2 00 P3 Illustrative Elevations Unit 1
MS 1 00 P2 Block U1, U2, U3 & U4: Illustrative Site Layout Plan Unit1
MS 2 07 P2 Block U1: Illustrative Elevations-Data Centre
MS 2 10 P2 Block U1: Roof plan
MS 2 11 P2 Block U2: Roof plan
MS 2 12 P2 Block U3: Roof plan
MS 9 04 P2 Perspectives 5
MS 9 00 P2 Perspectives 1
MS 2 12 P2 Roof Plan Unit 4
MS 2 11 P2 Roof Plans Units 2&3
MS 2 10 P2 Roof Plan Unit 1
MS 2 07 P2 Illustrative Elevations Unit 1 Data Centre
MS 1 02 P2 Illustrative Site Layout Unit 1 Data Centre
LT 100 D2 Landscape Layout, Commercial Scheme

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016)

4 NONSC Accordance with Approved Residential Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

DM 4 12 P1 Block F2: Second Floor Plan
DM 4 13 P1 Block F2: Third Floor Plan
DM 4 20 P1 Block F3 & F4: Ground Floor Plan
DM 4 21 P1 Block F3 & F4: First Floor Plan
DM 4 22 P1 Block F3 & F4: Second Floor Plan
DM 4 23 P1 Block F3 & F4: Third Floor Plan

DM 6 18 D4 Balcony Study: Type 4 (1750-2000mm Depth)
DM 4 12 P1 Block F2: Second Floor Plan
DM 4 13 P1 Block F2: Third Floor Plan
DM 1 05 P1 Block F2, F3, F4: Second Floor Plan
DM 1 07 P1 Block F2, F3, F4: Third Floor Plan
DM 4 25 P1 Block F3 & F4: Fifth Floor Plan
DM 4 26 P1 Block F3 & F4: Sixth Floor Plan
DM 4 27 P1 Block F3 & F4: Seventh Floor Plan
DM 4 28 P1 Block F3 & F4: Eighth Floor Plan
DM 4 29 P1 Block F3 & F4: Ninth Floor Plan
DM 4 30 P1 Block F3 & F4: Tenth Floor Plan
DM 4 31 P1 Block F3 & F4: Roof Floor Plan
DM 4 41 P1 Block G: First Floor Plan
DM 4 42 P1 Block G: Second Floor Plan
DM 4 20 P1 Block F3 & F4: Ground Floor Plan
DM 4 21 P1 Block F3 & F4: First Floor Plan
DM 4 22 P1 Block F3 & F4: Second Floor Plan
DM 4 23 P1 Block F3 & F4: Third Floor Plan
DM 6 18 D4 Balcony Study: Type 4 (1750-2000mm Depth)
DM 6 05 P3 Block G Bay Study
DM 6 02 P3 Block F2 Bay Study (Rear Facade)
DM 6 01 P3 Block F2 Bay Study
DM 6 00 P3 Block F1 Bay Study
DM 4 40 P3 Block G Ground Floor Plan
DM 4 16 P3 Block F2 Roof Floor Plan
DM 4 15 P3 Block F2 Fifth Floor Plan
DM 4 14 P3 Block F2 Fourth Floor Plan
DM 4 05 P3 Block F1 Roof Floor Plan
DM 4 04 P3 Block F1 Fourth Floor Plan
DM 4 03 P3 Block F1 Third Floor Plan
DM 2 03 P3 Block G Elevations
DM 2 01 P4 Block F1, F2, F3 & F4 North & East Elevations
DM 4 00 P4 Block F1 Ground Floor Plan
DM 4 01 P4 Block F1 First Floor Plan
DM 4 02 P4 Block F1 Second Floor Plan
DM 4 50 P2 Block H & I: Ground Floor Plan
DM 4 51 P2 Block H & I: First Floor Plan
DM 4 52 P2 Block H & I: Second Floor Plan
DM 4 53 P2 Block H & I: Third Floor Plan
DM 4 54 P2 Block H & I: Fourth Floor Plan
DM 4 55 P2 Block H & I: Fifth Floor Plan
DM 4 56 P2 Block H & I: Roof Floor Plan
DM 1 08 P3 Block F1, G, H & I Fourth Floor Plan
DM 1 06 P3 Block F1, G, H & I Third Floor Plan
DM 1 09 P3 Block F2, F3, F4 Fourth Floor Plan
DM 3 01 P1 Section DD, EE & FF
DM 3 02 P1 Section GG & HH
DM 4 10 P1 Block F2: Ground Floor Plan
DM 4 11 P1 Block F2: First Floor Plan
DM 6 06 P2 Block F2: Bay Study (Rear Facade)
DM 6 03 P2 Block F3: Bay Study
DM 6 04 P2 Block F4: Bay Study
DM 6 07 P1 Block I: Bay Study

DM 6 09 Block F2: Entrance Study (Rear Facade)
DM 6 10 Block F1: Entrance Study
DM 5 40 P1 Unit Types - M4.3 Adaptable Flats
DM 5 41 P1 Unit Types - M4.3 Adaptable Flats
DM 5 42 P1 Unit Types - M4.3 Adaptable Flats
DM 6 06 P1 Block H: Bay Study
DM 6 11 Block F2: Entrance Study
DM 6 12 Block F3 & F4: Entrance Study
DM 6 13 Block G: Entrance Study
DM 6 14 Block H: Entrance Study
DM 6 15 D5 Balcony Study: Type 1 (1500mm Depth)
DM 6 16 D5 Balcony Study: Type 2 (1750mm Depth)
DM 0 00 P1 Block F, G, H & I: Cover Page
DM 0 20 P1 Block F1, F2, F3, F4, G, H & I: Constraints Plan
DM 0 30 P1 Block F: Existing Survey Plan
DM 0 31 P1 Block G: Existing Survey Plan
DM 0 32 P1 Block H & I: Existing Survey Plan
DM 0 40 P1 Block F: Demolition (1)
DM 0 42 P1 Block H & I: Demolition (1)
DM 1 01 P1 Block F2, F3, F4: Ground Floor Plan
DM 1 03 P1 Block F2, F3, F4: First Floor Plan
DM 3 00 P1 Section AA, BB & CC
DM 4 43 P1 Block G: Third Floor Plan
DM 4 44 P1 Block G: Fourth Floor Plan
DM 4 45 P1 Block G: Roof Floor Plan
DM 5 10 P1 Unit Types - 1B Flats
DM 5 11 P1 Unit Types - 1B Flats
DM 5 12 P1 Unit Types - 1B Flats
DM 5 13 P1 Unit Types - 1B Flats
DM 5 14 P1 Unit Types - 1B Flats
DM 5 15 P1 Unit Types - 1B Flats
DM 5 20 P1 Unit Types - 2B Flats
DM 1 00 P4 Block F1, G, H & I Ground Floor Plan
DM 1 02 P4 Block F1, G, H & I First Floor Plan
DM 1 04 P4 Block F1, G, H & I Second Floor Plan
DM 1 17 P3 Block F2, F3, F4 Tenth Floor Plan
DM 1 16 P3 Block F2, F3, F4 Ninth Floor Plan
DM 1 15 P3 Block F2, F3, F4 Eighth Floor Plan
DM 1 14 P3 Block F2, F3, F4 Seventh Floor Plan
DM 1 13 P3 Block F2, F3, F4 Sixth Floor Plan
DM 1 12 P3 Block F1, G, H & I Roof Floor Plan
DM 1 11 P3 Block F2, F3, F4 Fifth Floor Plan
DM 1 10 P3 Block F1, G, H & I Fifth Floor Plan
DM 2 00 P3 Block F1, F2, F3 & F4 South & West Elevations
DM 1 18 P3 Block F2, F3, F4 Roof Floor Plan
DM 6 17 D5 Balcony Study: Type 3 (2000mm Depth)
DM 2 02 P2 Block F3 & F4: North & South Elevations
DM 2 04 P2 Block H & I: Elevations
DM 4 24 P1 Block F3 & F4: Fourth Floor Plan
DM 5 21 P1 Unit Types - 2B Flats
DM 5 22 P1 Unit Types - 2B Flats
DM 5 23 P1 Unit Types - 2B Flats
DM 5 24 P1 Unit Types - 2B Flats

DM 5 25 P1 Unit Types - 2B Flats
DM 5 26 P1 Unit Types - 2B Flats
DM 5 30 P1 Unit Types - 3B Flats
DM 5 31 P1 Unit Types - 3B Flats
DM 5 32 P1 Unit Types - 3B Flats
DM 5 33 P1 Unit Types - 3B Flats
MA 8 02 P2 Block B balcony types along Sandow Square
MA 8 03 P2 Block B
MA 8 05 P2 Block B corner accent balconies
MA 6 36 P2 Block B: Balcony Type F1
MA 8 09 P2 Block B podium garden view facing North
MA 8 10 P2 View from Coffee Park looking towards Block B
MA 1 01 P4 Block B Ground & First Floor Plan
MA 1 02 P4 Block B Second & Third Floor Plan
MA 1 03 P4 Block B Fourth & Fifth Floor Plan
MA 1 04 P4 Block B Sixth and Seventh Floor Plan
MA 1 05 P4 Block B Eighth and Ninth Floor Plan
MA 1 06 P4 Block B Tenth & Roof Floor Plan
MA 2 01 P4 Block B Elevations (1)
MA 2 02 P4 Block B Elevations (2)
MA 2 03 P4 Block B Perspective Elevations
MA 3 01 P4 Block B Sections (1)
MA 6 13 P2 Block B: Bay Study (3)
MA 6 16 P2 Block B: Bay Study Elevations
MA 5 52 P1 Block B: Unit Type - Accessible Flats
MA 5 53 P1 Block B: Unit Type - Accessible Flats
MA 5 54 P1 Block B: Unit Type - Accessible Flats
MA 6 12 P1 Block B: Bay Study (2)
MA 6 03 P1 Block B: Entrance Lobby (3)
MA 6 14 P1 Block B: Bay Study (4)
MA 6 15 P1 Block B: Bay Study (5)
MA 6 20 P1 Block B: Details (1)
MA 6 30 P1 Block B: Balconies
MA 6 31 P1 Block B: Balcony Type A1-A2
MA 6 32 P1 Block B: Balcony Type A3-B1
MA 6 33 P1 Block B: Balcony Type B2-C1
MA 6 34 P1 Block B: Balcony Type D1-D2
MA 5 42 P1 Block B: Unit Type - 3 Bed Duplexes
MA 5 51 P1 Block B: Unit Type - Accessible Flats
MA 5 41 P1 Block B: Unit Type - 3 Bed Duplexes
MA 5 40 P1 Block B: Unit Type - 3 Bed Duplexes
MA 5 32 P1 Block B: Unit Type - 3 Bed Flats
MA 5 31 P1 Block B: Unit Type - 3 Bed Flats
MA 5 30 P1 Block B: Unit Type - 3 Bed Flats
MA 5 24 P1 Block B: Unit Type - 2 Bed Flats
MA 5 25 P1 Block B: Unit Type - 2 Bed Flats
MA 5 50 P1 Block B: Unit Type - Accessible Flats
MA 6 05 P1 Block B: Entrance Podium (1)
MA 6 06 P1 Block B: Entrance Podium (2)
MA 6 41 P1 Block B: Bin Storage
MA 6 40 P1 Block B: Typical Bin Storage
MA 6 37 P1 Block B: Balcony Type F2-F3
MA 6 35 P1 Block B: Balcony Type D3-E1

MA 5 21 P1 Block B: Unit Type - 2 Bed Flats
MA 5 20 P1 Block B: Unit Type - 2 Bed Flats
MA 5 23 P1 Block B: Unit Type - 2 Bed Flats
MA 5 10 P1 Block B: Unit Type - 1 Bed Flats
MA 5 11 P1 Block B: Unit Type - 1 Bed Flats
MA 5 12 P1 Block B: Unit Type - 1 Bed Flats
MA 5 22 P1 Block B: Unit Type - 2 Bed Flats
MA 1 00 P2 Block B: Basement Floor Plan
MA 6 01 P2 Block B: Entrance Lobby (1)
MA 6 02 P2 Block B: Entrance Lobby (2)
MA 6 11 P2 Block B: Bay Study (1)
MA 6 39 P2 Block B: Waste & Cycle Diagrams
MA 6 42 P2 Block B: Cycle Storage
HB 1 00 P2 Block C & D Ground Floor Plan
HB 1 01 P3 Block C & D First Floor Plan
HB 1 02 P3 Block C & D Second Floor Plan
HB 1 03 P3 Block C & D Third Floor Plan
HB 1 04 P2 Block C & D Fourth Floor Plan
HB 1 05 P2 Block C & D Fifth Floor Plan
HB 1 06 P2 Block C & D Sixth Floor Plan
HB 1 07 P2 Block C & D Seventh Floor Plan
HB 1 08 P2 Block C & D Eighth Floor Plan
HB 1 09 P2 Block C & D Roof Floor Plan
HB 1 10 P3 Block E Ground & First Floor Plan
HB 1 11 P2 Block E Second & Third Floor Plan
HB 1 12 P2 Block E Fourth & Fifth Floor Plan
HB 1 13 P2 Block E Sixth & Seventh Floor Plan
HB 1 14 P2 Block E Eight & Ninth Floor Plan
HB 1 15 P2 Block E Tenth & Roof Floor Plan
HB 1 16 P2 Block C and D Ninth Floor Plan
HB 2 00 P3 Block C1 All Floor Plans
HB 2 01 P3 Block C2 All Floor Plans
HB 2 02 P2 Block C3 All Floor Plans
HB 2 03 P4 Block C4 All Floor Plans
HB 2 04 P3 Block C5 All Floor Plans
HB 2 05 P2 Block C6 All Floor Plans
HB 2 06 P4 Block D1, D4 All Floor Plans
HB 2 08 P1 Block D3_Ground, First & Second
HB 2 09 P4 Block E1 All Floor Plans
HB 2 10 P4 Block E2, E3 All Floor Plans
HB 4 01 P3 Elevation - Milk Street East
HB 5 06 P1 Bay Study - E1 Bridge
HB 5 12 P1 Bay Study - C6 Block
HB 6 01 P1 Block C& D : Podium Deck and Accessible Roof Terraces
HB 6 02 P1 Servicing Strategy
HB 6 03 P1 Cycle Strategy
HB 1 11 P1 Block E: Second & Third Floor Plan
HB 3 02 P1 Unit Type - 1 Bed Flats
HB 3 03 P1 Unit Type - 2 Bed Flats
HB 3 04 P1 Unit Type - 2 Bed Duplexes
HB 3 05 P1 Unit Type - 3 Bed Flats
HB 3 06 P1 Unit Type - 3 Bed Duplexes
HB 3 09 P1 Unit Type - 1 Bed Accessible Flats

HB 3 10 P1 Unit Type - 2 Bed Accessible Flats
 HB 3 13 P1 Unit Type - 3 Bed Duplexes (2)
 HB 3 14 P1 Unit Type - 2 Bed Flats (2)
 HB 3 12 P1 Typical Entrance Lobbies
 HB 5 04 P1 Bay Study - E1 Block
 HB 5 00 P1 Bay Study - Roof Extension
 HB 5 01 P1 Bay Study - Typical Block
 HB 5 03 P1 Bay Study - C3 Block
 HB 5 07 P2 Bay Study - 2 Bed Standard
 HB 5 08 P2 Bay Study - Energy Centre
 HB 7 00 P2 View along Milk Street along D1 and D2
 HB 7 01 P2 View towards Block C2 entrance
 HB 7 03 P2 Block C4 view from Canal Street and Sandow Square
 HB 7 04 P2 Block C podium garden view
 HB 7 05 P2 Block C6 view along Nestles Avenue
 HB 7 07 P2 Block C3 view from Sandow Square
 HB 7 08 P2 Block C2 corner balconies
 HB 7 12 P2 View of Block C6 Entrance
 HB 4 02 P3 Elevation - Nestles Avenue South
 HB 4 03 P3 Elevation - Milk Street West
 HB 4 04 P3 Elevation - Sandow Square North
 HB 4 05 P3 Elevation Canal Street East
 HB 4 06 P3 Elevation - Milk Yard West
 HB 4 09 P2 Elevation - Nestles Avenue North
 HB 4 10 P2 Elevation - E1
 HB 4 07 P2 Section - Podium Garden South
 HB 4 08 P2 Section - Podium Garden North/East
 HB 5 02 P2 Bay Study - Entrance
 HB 5 13 P2 Bay Study - Sandow Square E3
 HB 0 00 P1 Site Overview Plan
 C151867/C/104 P4 Proposed Drainage Catchment to Canal C151867/C/101 P8
 Proposed Drainage Catchment to TW

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016)

5 NONSC General Compliance with Joint Supporting Documentation

The development hereby permitted shall be completed in accordance with the specified supporting plans and/or documents, as references to the relevant areas of the development:

- Planning Statement (Barton Willmore);
- Economic Statement (Barton Willmore);
- Health Impact Assessment (Barton Willmore);
- Heritage Assessment (Turleys); letter dated 15 August from Turleys;
- Noise and Vibration Reports (PBA) dated June 2017
- Accommodation Schedule
- Archaeological Desk Based Assessment (CgMS);
- Air Quality Assessment (PBA);
- Demolition Reports (Capita) Updated Demolition Report dated 15 Aug 2017; Letter

dated 21/11/17 ref CS075666-WF-17-194-L;

- Design and Access Statement (Makower Architects, Hawkins Brown, dMFK, MSA and Gillespies);
- Statement of Community Involvement (HardHat);
- Structural Survey and Conditions Report (Elliot Wood);
- Townscape and Visual Impact Assessment (Barton Willmore)
- Travel Plans (PBA and Markides Associates)
- Environmental Impact Assessment (Barton Willmore, Markides Associates, PBA, Capita, Hydrock and Turleys)
- Transport Assessment (prepared by Markides Associates); Technical Note prepared by Markides Associates dated 14 August 2017; Note from Project Centre dated 13 and 21 September 2017;
- Gillespies Sketchbook dated Aug 2017 Rev 0.0;
- Existing Buildings Conversion analysis dated June 2016;
- Equalities Impact Assessment dated May 2017, amended Nov 2017;
- Low Emission Strategy; prepared by PBA ref 37205/3004 rev Draft

Thereafter the relevant parts of the development shall be retained/maintained in accordance with these details for as long as the development remains in existence, unless otherwise agreed in writing with the local planning authority.

REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC General Compliance with Industrial Supporting Documentation

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

- Energy Statement (WPP);
- Lighting and CCTV Report (WPP);
- Flood Risk/Drainage Assessment (Capita CS-075666-PE- 16-121-R revision G) addressed via response from LBH drainage on 11/11/2017 and 13/11/2017 Segro/Capita Flows and Volumes proforma submitted 29/11/2017; Capita Letter ref CS075666-PE-17-198-L dated 24 Nov 2017 and CS/075666; Capita Drainage Calculations Rev D dated 29/11/17;
- Site Waste Management Plan (Segro);
- Arboricultural Impact Assessment and Tree Survey (Tala);
- Construction Management Plan (Segro);
- Ecological Report (Richard Kilshaw Survey);
- Sustainability Statements (including Overheating Reports) (WPP);
- Utilities Assessments (WPP);
- Ventilation & Extraction Report (WPP);

Thereafter the relevant parts of the Industrial Land Development shall be retained/maintained in accordance with these details for as long as the development remains in existence, unless otherwise agreed in writing with the local planning authority.

REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC General Compliance with Residential Supporting Documentation

The Residential Land development hereby permitted shall not be occupied until the

following has been completed in accordance with the specified supporting plans and/or documents:

- Energy Statement (BBS);
- Land Contamination Assessments (Hydrock);
- Flood Risk/Drainage Assessments (Hydrock R/C151867/001.04) addressed via response from LBH drainage on 11/11/2017 and 13/11/2017;
- Bay Study Elevations Access Officer Response (David Bonnett Associates);
- Waste and Recycling Response Note (AECOM);
- Affordable Housing Statement (Gerald Eve);
- Aviation Report (Osprey)
- Daylight and Sunlight Assessment (Point2) and Addendum dated 28 Nov 2017;
- Ecological Report (Aspect);
- Sustainability Statements (including Overheating Reports) (BBS);
- Utilities Assessment (Whitecode);
- Ventilation and Extraction Report (Whitecode);
- Lighting and CCTV Report (Whitecode);
- Flood Risk/Drainage Assessment (Hydrock);
- Wind Assessment (RWDI);
- Arboricultural Impact Assessment and Tree Survey (Aspect);
- Construction Management Plan (Barratt London);
- Site Waste Management Plan (Barratt London);

Thereafter the relevant parts of the Residential Land development shall be retained/maintained in accordance with these details for as long as the development remains in existence, unless otherwise agreed in writing with the local planning authority.

REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Residential Land Retention of Railings

Notwithstanding the plans hereby approved, all locally listed boundary railings, gates, plinths, gate piers and lanterns shall be retained.

Prior to the commencement of Phase 1 (Plan 13 Residential Construction Phasing Plan MP 760_Rev 04.pdf 15/05/2018) of the residential development a protection method statement for these retained structures within the residential land (as identified on drawing XX) shall be submitted to and agreed in writing with the Local Planning Authority.

Prior to the commencement of any superstructure works of Phase 1 of the residential development, a schedule of repairs and a management plan for future maintenance shall be submitted to and agreed in writing with the Local Planning Authority.

REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed front boundary treatment, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Industrial Land Retention of Railings

Notwithstanding the plans hereby approved, all locally listed boundary railings, gates, plinths, gate piers and lanterns shall be retained.

Prior to the commencement of the industrial phase (Plan 14 Industrial Phasing Plan MP 761_Rev 1 March 2018) a protection method statement for these retained structures within the industrial land (as identified on drawing XX) shall be submitted to and agreed in writing with the Local Planning Authority.

Prior to the commencement of any superstructure works of the industrial phase, a schedule of repairs and a management plan for future maintenance shall be submitted to and agreed in writing with the Local Planning Authority.

REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed front boundary treatment, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 NONSC SuDS

Prior to commencement (excluding demolition) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority.

The scheme shall follow the strategy set out in 'Flood Risk Assessment', produced:

- Barratt and residential part of Hydrock R/C151867/001.04
- Segro and Industrial part of the site, Capita CS-075666-PE-16-121-R revision G.
- Addendum dated 10/10/2017 addressed via response from LBH drainage on 11/11/2017 and 13/11/2017 detailing information that is still missing and fundamental to the overall design and again requesting this be submitted.
- Segro/Capita Flows and Volumes proforma submitted 29/11/2017.

Prior to commencement of each phase of development, a detailed drainage and water management scheme shall be provided that details:

- 1 - How that phase will connect to the approved site wide strategy
- 2 - The interim drainage solutions to ensure that surface water run off will not increase the risk of flooding to or from the development.
- 3 - How the relevant phase will further contribute to the efficient use of water through a scheme for the collection, storage and reuse of rainwater. The scheme shall [a] include plans showing the methods for collection and storage; and [b] set out the clear arrangements in place for the reuse of the stored water; e.g. through on site landscape management plans and through the encouragement of residents to use stored water for external uses.

Thereafter the development shall be implemented and retained/maintained in accordance with these 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 (Nov 2012), Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies, Policy 5.12 Flood Risk Management of the London Plan (March 2016) and To be handled as close to its source as possible in compliance

with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016), National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

11 NONSC Canal Wall (Residential Land)

Prior to occupation of Phase 1c of the residential development hereby approved, a suitable assessment and confirmation that the Canal wall relating to land within the residential land (as shown on drawing ref: XX) where defects and holes identified within the drainage strategy and subsequent survey submitted have been rectified.

This shall be submitted to, and approved in writing by the Local Planning Authority and implemented as per the approved details.

REASON:

To ensure that surface water run off is controlled appropriately on site 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 (Nov 2012),
- Policy 5.12 Flood Risk Management of the London Plan (March 2016) and To be handled as close to its source as possible in compliance with Policy 5.13
- Sustainable Drainage of the London Plan (March 2016), and · National Planning Policy Framework (March 2012), and the · Planning Practice Guidance (March 2014).

12 NONSC Canal Wall (Industrial Land)

Prior to occupation of the industrial development hereby approved, a suitable assessment and confirmation that the Canal wall relating to land within the industrial land (as shown on drawing ref: XX) where defects and holes identified within the drainage strategy and subsequent survey submitted have been rectified.

This shall be submitted to, and approved in writing by the Local Planning Authority and implemented as per the approved details.

REASON:

To ensure that surface water run off is controlled appropriately on site 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 (Nov 2012),
- Policy 5.12 Flood Risk Management of the London Plan (March 2016) and To be handled as close to its source as possible in compliance with Policy 5.13
- Sustainable Drainage of the London Plan (March 2016), and · National Planning Policy Framework (March 2012), and the · Planning Practice Guidance (March 2014).

13 NONSC Rainwater harvesting and Water reuse for each phase

Prior to the first occupation of each phase, new dwellings (Use Class C3), hereby approved shall have been constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 110 litres (including a fixed factor of water for outdoor use of 5 litres/ person/ day) of water is consumed per person per day. The development shall be maintained as such in perpetuity thereafter.

REASON

To Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

14 NONSC Heritage Assets Recording

Prior to the commencement of development, any site clearance and works of demolition to the site as a whole (including the Industrial Land and the Residential Land):

a) A Written Scheme of Investigation/WSI (in accordance with Historic England's Best Practice Guidance), setting out the scope, approach and phasing of the buildings and site recording, shall be submitted to and approved in writing by the Local Planning Authority. The record will be agreed to Historic England recording levels and standards. This should include a detailed record of the whole site (conservation area) and all locally listed buildings at agreed stages before and during demolition;

b) The record prior to site clearance and demolition (for both the Residential Land and Industrial Land) will be submitted for review and comment prior to formal submission to discharge the condition and agreed in writing by the Local Planning Authority before commencement of demolition;

c) The phased recording throughout the demolition process will be in accordance with the agreed demolition strategy, condition 12, and the WSI;

d) The completed recording document will be submitted to the Local Planning Authority for final approval, unless otherwise agreed in writing, prior to the commencement of development and new construction on the Industrial Land and Residential Land in accordance with the WSI.

REASON

To safeguard the special architectural and/or historic interest of the conservation area and buildings in accordance with Policy BE8 and BE12 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

15 NONSC Sole Agent

Prior to the commencement of development, site clearance and any works of demolition on the site (including the Industrial Land and Residential Land), the following details must be submitted to and approved in writing by the Local Planning Authority

a. details of the sole agent responsible for monitoring the demolition of the locally listed main factory building must be submitted for approval in writing to the Local Planning Authority;

b. the sole agent to submit a demolition phasing plan, to include an agreed time frame and work strategy, covering pre-demolition monitoring and overseeing the works across the Residential Land Industrial Land in relation to the locally listed main factory building. The strategy must demonstrate how the demolition will be dovetailed between the two ownerships and include timely commencement and completion of demolition works;

c. Upon commencement of any works of demolition to the locally listed main factory building the approved sole agent shall provide monthly reports of progress for agreement, in accordance with the demolition phasing plan and strategy.

REASON

To safeguard the special architectural and/or historic interest of the conservation area and buildings in accordance with Policy BE8 and BE12 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

16 NONSC Residential Land Demolition Strategy

Prior to the commencement of development, including any works of site clearance and demolition, details of the contracts for demolition works and the demolition strategy covering the conservation area and locally listed buildings on the entire site (Residential Land and Industrial Land) must be submitted to and approved in writing by the Local Planning Authority, details to include:

- a) evidence of the contracts or sub-contract(s) placed to demonstrate the timely commencement and completion of demolition works across both sites;
- b) a full programme of demolition works, including phasing as appropriate covering both the Residential Land and Industrial Land to be submitted and agreed
- c) The locations and details of cut lines and propping, with scaled plans, sections and details would need to be submitted for the following to ensure that their stability will not be compromised;

II. Canteen building on the Residential Land

- d) Details as to how the retained facades and tower of the locally listed factory building and canteen building will be protected to ensure their integrity over the duration of the construction period;
- e) the programme of works on the site shall be carried out in complete accordance with the details approved unless otherwise agreed in writing with the Local Planning Authority;
- f) No development shall take place on either land (Residential and Industrial) (including works of site clearance and demolition to the locally listed buildings) until the Local Planning Authority has approved the Demolition Strategy and following approval protection of retained facades and demolition shall be carried out in accordance with the approved Demolition Strategy.
- g) No development shall take place on either land (Residential and Industrial) (including works of site clearance and demolition to the locally listed buildings) until the approved Heritage Assets Recording works in accordance with Condition 10 has been completed (phased) and approved by the Local Planning Authority.

REASON

To safeguard the structural integrity of the tower and facades of the locally listed factory building and canteen building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 NONSC Joint Demolition Strategy

Prior to the commencement of development, including any works of site clearance and demolition, details of the contract(s) for demolition works and the demolition strategy for the main factory building (Residential Land and Industrial Land) must be submitted to and approved in writing by the Local Planning Authority, details to include:

- a) a full programme of demolition works, including phasing as appropriate covering both the residential land and industrial land to be submitted and agreed
- b) The locations and details of cut lines and propping, with scaled plans, sections and details would need to be submitted for the following to ensure that their stability will not

be compromised;

III. Main Factory building on the Industrial Land

IV. Main Factory building on the Residential Land

c) Details as to how the retained facades and tower of the locally listed factory building will be protected to ensure their integrity over the duration of the construction period;

d) the programme of works on the site shall be carried out in complete accordance with the details approved unless otherwise agreed in writing with the Local Planning Authority;

No development shall take place on either land (Residential and Industrial) (including works of demolition to the locally listed buildings) until the Local Planning Authority has approved the Demolition Strategy and following approval protection of retained facades and demolition shall be carried out in accordance with the approved Demolition Strategy.

REASON

To safeguard the structural integrity of the tower and facades of the locally listed factory building and canteen building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 NONSC Tree Protection (Residential Land)

No site clearance, demolition works or construction work shall take place on each residential phase identified on drawing reference XX, until the following details for that phase have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures for that phase.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained for that phase shall be submitted to the Local Planning Authority for approval. No site clearance works demolition or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development on each phase shall be implemented in accordance with the approved details for that phase. The fencing shall be retained in position until that phase of development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels without suitable mitigation measures approved by the Local Planning Authority;
- 2.b No materials or plant shall be stored without suitable mitigation measures approved by the Local Planning Authority;
- 2.c No buildings or temporary buildings shall be erected or stationed without suitable mitigation measures approved by the Local Planning Authority;
- 2.d No materials or waste shall be burnt without suitable mitigation measures approved by the Local Planning Authority; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

19 NONSC Tree Protection (Industrial Land)

No site clearance, demolition works or construction work shall take place on the Industrial Land until the following details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works demolition or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

20 NONSC Ecology

Prior to the commencement of superstructure works for each residential phase of development, a detailed ecology enhancement plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how that phase of residential development will be best designed to deliver ecological improvements, and shall demonstrate (but not limited to) the inclusion of specific planting to improve conditions for wildlife; artificial habitats in the landscaped areas and the fabric of the buildings; areas of planting along or near to the canal to promote wildlife corridors; and habitat walls and refuge in strategically located positions.

The development of that phase must proceed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure the development contributes to a positive gain in ecological value in accordance with Policy EM8 of the Local Plan.

21 NONSC Bird Hazard Management Plan

Prior to the commencement of any superstructure works for each residential phase of development, a Bird Hazard Management Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with BAA safeguarding. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' attached * See para below for further information *

The Bird Hazard Management Plan shall be implemented as approved for that phase and shall remain in force for the life of the building in that phase. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage the flat roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

22 NONSC Secure By Design

Prior to the commencement of any superstructure works for each residential phase of development details of security measures to minimise the risk of crime and to meet the specific security needs of that phase shall be submitted for that phase and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police.

Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development in that phase is occupied and thereafter retained.

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 London Plan (2016) Policies 7.1 and 7.3

23 NONSC Radar Mitigation

Prior to the commencement of development of any residential phase of development, the following shall be submitted to and approved in writing by the Local Planning Authority and by the Radar Operator - NATS (En-route) plc and BAA Safeguarding either:

- detailed plans for the proposed buildings in that individual phase, demonstrating that there would be no detrimental impact upon the operation of the Heathrow H10 SSR Radar; OR,
- details of a 'Radar Mitigation Scheme' (including a timetable for its implementation during construction) to mitigate any detrimental impact upon the Heathrow H10 SSR Radar.

2. Where a 'Radar Mitigation Scheme' has been required, no construction above 5m above ground level shall take place on site, unless the 'Radar Mitigation Scheme' has been implemented. Development shall not take place other than in complete accordance with such a scheme as so approved unless the planning authority and NATS (En-route) plc have given written consent for a variation.

REASON

To ensure the development does not endanger the safe movement of aircraft or the operation of Heathrow Airport through interference with communication, navigational aids and surveillance equipment.

24 NONSC BAA Landscaping Scheme

Prior to the commencement of any superstructure works for each residential phase of development, full details of soft and water landscaping works for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with BAA safeguarding, details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' available at [www.aoa.org.uk/operations & safety/safeguarding. asp](http://www.aoa.org.uk/operations%20&%20safety/safeguarding.asp)). These details shall include:

- The species, number and spacing of trees and shrubs

No subsequent alterations to the approved landscaping schemes are to take place unless submitted to and approved in writing by the Local Planning Authority. The schemes shall be implemented as approved.

REASON

To avoid endangering the safe movement of aircraft and the operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

25 NONSC Cranes

Prior to the commencement of development within the residential development hereby approved, full details of a "Crane Operation Plan" shall be submitted to and approved in writing by the Local Planning Authority in consultation with the "Radar Operator" (NATS) and BAA Safeguarding. Construction at the site shall only thereafter be operated in accordance with the approved "Crane Operation Plan".

REASON

In the interests of Air Traffic Safety and of the operations of NATS En-route PLC

26 NONSC Network Rail

1) Where vibro-compaction/displacement piling plant is to be used in any part of the residential development, a method statement detailing the use of such machinery and a method statement must be submitted to and approved in writing by the Local Planning Authority in consultation with Network Rail, prior to the commencement of works. Thereafter, the works shall only be carried out in accordance with the approved method statement.

2) All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the

railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

REASON

To safeguard the operational requirements of Network Rail and the strategic rail infrastructure.

27 NONSC Lighting

Prior to the commencement of the superstructure, full details of all external lighting proposals for that phase shall be submitted and to and approved in writing by the Local Planning Authority, in consultation with the Canals and Rivers Trust and Network Rail. The details shall include the location, height, type and direction of light sources and intensity of illumination. The approved scheme for a phase shall not thereafter be altered without the prior consent in writing of the Local Planning Authority in consultation with the Canals and Rivers Trust and Network Rail other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012); and to protect the ecological value of the area in accordance with Policy EC3.

28 NONSC Noise Affecting residential Property

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142:2014.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

29 NONSC Scheme for site noise control

Prior to the commencement of superstructure works for each phase of development a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures, and or noise limits and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON:

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

30 NONSC Noise Block F1

Prior to the commencement of superstructure works for Phase 1 of the residential development a scheme for protecting Blocks F1 of the development from noise from the service yards of Units 1 and 4 shall be submitted to and approved in writing by the Local Planning Authority and approved in writing. All works which form part of the scheme by virtue of mitigation shall be fully implemented before the development is occupied and

thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

31 NONSC Noise Blocks D & E

Prior to the commencement of superstructure works for the relevant phase of the residential development a scheme for protecting Blocks D and E of the development from noise from the Squirrels Industrial Estate shall be submitted to and approved in writing by the Local Planning Authority and approved in writing. All works which form part of the scheme by virtue of mitigation shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

32 NONSC CEMP

Prior to the commencement of any residential phase of development, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Canals and Rivers Trust. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Local Plan: Part Two Saved UDP Policies (November 2012).

33 NONSC Car Parking Allocation

Prior to the commencement of the superstructure, a residential parking allocation scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The car parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development. There shall be no sale or rental of parking spaces to any third parties.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

34 NONSC Levels

Prior to the commencement of each residential phase of development, plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings shall be 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. 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

35 NONSC Land Contamination

(i) The development of each residential phase shall not commence until a scheme to deal with contamination in that phase has been submitted to the Local Planning Authority (LPA) in accordance with the Supplementary Planning Guidance Document on Land Contamination, and approved by the LPA. All works which form part of the remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

b) 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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works for each phase will be verified shall be agreed in writing with the LPA prior to commencement of each phase, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

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

(iii) Upon completion of the approved remedial works, this condition will not be discharged for each phase until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works for each phase have been carried out in full and in accordance with the approved methodology.

(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 Unitary Development Plan Saved Policies (September 2007).

36 NONSC Risk Assessment CRT

Prior to the commencement of any residential development hereby approved a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the canal must be submitted and approved in writing by the Local Planning Authority in consultation with the Canals and Rivers Trust. This will include any work to, or likely to affect, the waterway wall and a survey of the condition of the wall.

REASON

To ensure the proposed construction works do not have any adverse impact on the safety of waterway users and the integrity of the canal, in accordance with policies 7.24, 7.25, 7.26, 7.27, and 7.28 of the London Plan (2016).

37 NONSC CRT

Prior to the commencement of any superstructure works for each residential phase of development full details of the proposed hard and soft landscaping, including ground levels, planting plans, materials and maintenance arrangements, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canals and Rivers Trust. The landscaping shall be carried out in accordance with the approved details.

REASON

In the interests of visual amenity and biodiversity of the Blue Ribbon Network and the adjacent public realm.

38 NONSC Cycle Parking

Each residential phase of the development hereby approved shall not be occupied until the cycle parking spaces for that phase are provided in accordance with the approved plans for use by future occupiers of the residential units. In addition details of a minimum 4 visitor spaces for the residential accommodation and a minimum 9 cycle spaces for the commercial use shall be submitted in writing and approved by the Local Planning Authority. Thereafter, these cycle parking spaces shall be permanently retained, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the development provides a quantum of cycle parking in accordance with policy 6.9 of the London Plan (2016).

39 NONSC Wheelchair Units

Prior to the occupation of any residential phases of the development hereby approved,

10% of the units shall meet the standards for M4(3) 'wheelchair user dwellings' and the remainder shall meet the standards for M4(2) 'Accessible and adaptable dwellings' as set out in Approved Document M to the Building Regulations (2015). These disabled bays shall be marked out and in place prior to occupation of any given residential phase and shall remain in place in perpetuity.

REASON

To ensure an appropriate standard of housing stock is achieved and maintained which meet the needs of disabled and elderly people in accordance with policies 3.1, 3.8, and 7.2 of the London Plan (2016) and the National Planning Policy Framework (2012).

40 NONSC Accessible Parking Spaces

Prior to the occupation of any phase of the residential development details showing the location of 10% of accessible parking spaces serving the affordable housing units within that phase shall be submitted to and approved in writing by the LPA.

Details showing the location of 4% of accessible parking spaces serving the market housing shall be submitted to and approved in writing by the LPA.

All approved accessible bays should be located in close proximity to the accessible units they serve and shall be marked out prior to first occupation.

Details of the drop off points for door-to door service providers (such as Dial-A-Ride)

Full details of a review of accessible parking demand shall be submitted and approved by the Local Planning Authority prior to first occupation of any residential unit. This review will assess the need to increase accessible parking provision to 10% for market housing units.

REASON

To meet the objectives of policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) and Chapter 6 of the London Plan (2016).

41 NONSC Energy Strategy

Prior to the commencement of any superstructure works for each residential phase of development, full details of the carbon reduction measures that conform to the energy strategy (Energy Statements, May 2017, ESC54738 Issue 3) shall be submitted and approved in writing by the Local Planning Authority. These shall include:

1 - Full details of the baseline energy and carbon performance of each phase of the development

2 - Full details of the passive energy savings measures (Be Lean - London Plan)

3 - Full details of the combined heat and power systems including:

a - full plans and specifications of the technology

b - the phasing of the installation of the network which includes the delivery of main necessary energy centre in phase one

c - the input and output (annual KgCO₂ and KwHr) of the CHP system

d - the onsite network connection

e - the future proofing for offsite connections

f - monitoring, reporting and maintenance regimes.

4 - Full details and specifications, including relevant plans and elevations of any additional low or zero carbon technology to be utilised in the site.

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

REASON

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

42 NONSC Energy Centre

Prior to commencement of superstructure works within Block D of the residential development, a detailed scheme for the Energy Centre within Block D shall be submitted to and approved by the Local Planning Authority. The scheme shall provide full specifications for the technology to be used as well as details of the piping network throughout the site (including allowances for offsite connections for future developments). It shall also include specifications of the CHP unit to be installed, when it will come online, and how this will be linked to the rest of the development site including calculations showing the impacts on CO2 and energy reduction. Finally the scheme shall include details for maintenance of the operation of the energy centre as well as methods for measuring and reporting its performance. The development must proceed in accordance with the approved scheme and accompanying plans.

REASON

To ensure the development contributes a minimum reduction in CO2 emissions in order to mitigate against climate change in accordance with London Plan 2016 Policy 5.2.

43 NONSC Delivery & Servicing Management Plan

Prior to the commencement of superstructure works on any phase of the residential development, a Delivery and Servicing Plan shall be submitted and approved in writing by the Council.

Thereafter, the proposed works shall be implemented and carried out in accordance with the approved details.

REASON

To ensure that appropriate mitigation is provided to the surrounding highway network as a result of the proposed development in accordance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

44 NONSC Waste Management

Prior to the commencement of superstructure works for each phase of the residential development a Waste Management Plan for the development shall be submitted and approved in writing by the Council. Thereafter, the proposed works shall be implemented and carried out in accordance with the approved details.

REASON

To comply with the Hillingdon Design & Accessibility Statement (HDAS) Supplementary Planning Document: "Residential Layouts" (May 2006) and for the convenience of residents in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

45 NONSC Overlooking Mitigation

Notwithstanding the details submitted, prior to the commencement of superstructure works for each residential phase of development, full details including the height, colour and materials shall be submitted for the following:

- Balcony privacy screens
- Louvres to be provided on windows in corner locations to mitigate overlooking between

habitable rooms (Block G, F1, F3, F4, B3, B4, B5, B7, B8, B9, E3, E4, D4, D1, D2, D3, C2, C3, C4, C6, C1).

- Or other design solution.

The approved details shall be implemented prior to first occupation of the flats in each phase hereby approved and shall be retained thereafter.

REASON

To safeguard the amenity of future occupiers in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012).

46 NONSC Block F1 (new structure, retained facade & tower)

Prior to the commencement of relevant works associated with Block F1 on the Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Notwithstanding drawings DM-2-03 rev P3 and DM-2-01 Block F1, F2, F3 & F4 north & east elevations rev P3, full details and a schedule of all materials, external finishes and colours to the building, including samples of ceramic 'pistachio' tiles.
- b. Schedule of repairs, methodology and internal insulation details for retained facade and tower, with a conservation maintenance, repair and management plan
- c. Detail of connection between new structure and retained facade for all floors, including the additional storey.
- d. Scaled details for all windows and doors, in elevation and section at 1:20, including louvred windows
- e. Notwithstanding the floor plan which shows this wall removed, reinstatement of the war memorial on its original wall within the tower building or agreed position within the tower building, with the local planning authority, if the wall is removed
- f. Details and samples of materials proposed for the external finish of the 5th storey
Scaled details for the balconies and parapet in elevation and section at 1:20
- g. Details of rainwater goods, external pipes, flues and rooftop plant
- h. Notwithstanding the submitted floor plans, retention of the original doors (internal, external and fanlights), interior walls, stair handrails and internal finishes to floors and ceilings to the tower
- i. Details of vehicle access way and refuse doors
- j. Retention and repair of existing flag poles

REASON

To safeguard the architectural and historic interest of the tower and facades of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

47 NONSC Block F1 (new structure, retained facade & tower)

The construction of the new building comprising of Block F1 behind the retained facades shall be entirely completed in accordance with approved plans and details, prior to the occupation of Phases 4 of the Residential Land.

REASON

To safeguard the structure of the retained facades and tower of the locally listed factory in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

48 NONSC Block F2 (Sandow Building)

Prior to the commencement of relevant works associated with Block F2 on the

Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Notwithstanding drawings DM-2-03 rev P3 and DM-2-01 Block F1, F2, F3 & F4 north & east elevations rev P3, full details, including a schedule of all materials and samples of external finishes and colours to the building
- b. A brick panel, demonstrating bonding and mortar mix, to be built on site and agreed prior to the commencement of the construction work.
- c. Detailed drawings at 1:20 scale of windows, doors, parapet, plinth, capitals and lettering
- d. Details of rainwater goods, external pipes and flues and plants
- e. Details of junction of Block F2 with Block F1 and Block F3, in elevation and section at 1:20 scale.

REASON

To safeguard the character and appearance of the locally listed factory in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

49 NONSC Block F3

Prior to the commencement of relevant works associated to Block F3 on the Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. A brick panel, demonstrating polychromatic brick bonding design and mortar mix, to be built on site and agreed prior to the commencement of the construction work.
- b. Notwithstanding drawings DM-2-03 rev P3 and DM-2-01 Block F1, F2, F3 & F4 north & east elevations rev P3, full details, including a schedule of all materials and samples of external finishes and colours to the building
- c. Detailed drawings, in elevation and section, of window and door types, at 1:20
- d. Details of rainwater goods, external pipes and flues and plant
- e. Details of photovoltaics, including location, type, appearance, etc.

REASON

To safeguard the character and appearance of the locally listed factory in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

50 NONSC Block G

Prior to the commencement of relevant works associated with Block G on the Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Full details and a schedule of all materials, external finishes and colours to the building
- b. Scaled drawings for all windows and doors, in elevation and section at 1:20, including louvred windows
- c. Detailed drawing of rear elevation of the northern section of Block G, visible from the Canal.
- d. Details of rainwater goods, external pipes, flues, locations, types and appearance of photovoltaic panels and any rooftop plant.
- e. Scaled drawings of balconies, in elevation and section at 1:20.
- f. Detailed drawing of connection between Block F1 & G at all floor levels
- g. Sectional detail of 'defensible' space between Block G and Wallis Gardens
- h. Detail of gap between the Industrial Land boundary and rear Block G (North and East)
- i. Detailed drawings of finish to the retained facade between the Industrial Land and the Residential Land boundary (rear of Blocks F1 & G and Unit 4).

REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed tower and factory facade, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

51 NONSC Block H

Prior to the commencement of relevant works associated with Block H on the Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Notwithstanding elevational drawings, detailed drawings required showing omission of the balcony in conflict with the loggia at first floor.
- b. Scaled drawings, including cross sections, for all windows, doors and signage, including ground floor commercial unit, to be provided at 1:20.
- c. Notwithstanding the uses annotated on the floor plans, B8 use to be removed from the range of permitted uses at ground floor.
- d. Full details and a schedule of all materials, external finishes and colours to the building
- e. Details of works to adjacent colonnade, including elevational and sectional drawings of the new/refurbished colonnade at a suitable scale.

REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed factory facade and canteen building in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

52 NONSC Canteen Building

Prior to the commencement of part demolition works to this building, in preparation for the construction of Block H, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Structural condition survey to be undertaken of the building.
- b. Schedule and methodology of repairs required to the building.
- c. Detailed information regarding the protection of the remaining Canteen Building prior to, during and after demolition works and construction of Block H.
- d. Detailed elevational and sectional drawings of the new colonnade at a suitable scale.
- e. Notwithstanding the uses annotated on the floor plans, B8 use to be removed from the range of permitted uses at ground floor.
- f. Full details and a schedule of all materials, external finishes and colours to the building.
- g. Scaled drawings for all windows and doors, in elevation and section at 1:20.

REASON

To safeguard the architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed factory facade and canteen building in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

53 NONSC Wind Mitigation

Prior to the commencement of superstructure works of the relevant residential phase of the development, wind mitigation measures for that phase shall be submitted and approved by the local planning authority. These mitigation measure shall include:

- a. Passageways through Block D and Block E requires semi-mature trees of at least 3m in height or solid or porous screens no less than 1.5m in height located to the west of the passageways, or restricted pedestrian access;

- b. Entrances through C1 and C2 from the west will required recessing no less than 1.5m or have side screens at least 1.5m in height and width;
- c. Viveash Square requires 5-7m trees along the south-western boundary of the amenity space or landscaping such as trees or solid or porous screens no less than 2m in height distributed over Viveash Square;
- d. Facade balconies require increasing balustrade height from 1.1m to 1.5m in height and corner balconies require full height screens on the southern and western ends of the balcony, or screens spanning the balcony no less than 1.5m in height located in the vicinity of the building corner.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

54 NONSC Estate Management Plan

Prior to the first occupation of any residential units, details of an Estate Management Plan shall be submitted and approved in writing by the LPA. Details shall include, but not be limited to the control of parking on Canal and Milk Street, Maintenance of the publicly accessible areas, maintenance of all blocks within the estate.

REASON

To safeguard the living environment of the future residential occupiers.

55 NONSC Landscaping

Prior to the commencement of superstructure works of the relevant residential 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 Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 20% of all spaces are served by electrical charging points with an additional 20% passive provision for electric vehicles in the future).
 - 2.e Motor Cycle Parking Layouts (to provide 1 motor cycle parking space for every 20 car parking spaces, equating to 172 motorcycle parking spaces)
 - 2.f Hard Surfacing Materials
 - 2.g External Lighting
 - 2.h Other structures (such as play equipment and furniture)
- 3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b 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 surfing/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 development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

56 NONSC Play Areas

Prior to the commencement of superstructure works of the relevant residential phase of the development, details of play areas for children shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the play areas shall be provided prior to the occupation of any unit within the development and maintained for this purpose.

REASON

To ensure that the development makes adequate provision of children's play space in accordance with Policy R1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 3.16.

57 NONSC Canteen Building Use Restriction

The Canteen Building shall not be used for a Place of Worship or banqueting hall.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

58 NONSC Material Samples

Prior to the commencement of superstructure works of the relevant residential phase of the development, details of all materials and external surfaces, including details of balconies shall be 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)

59 NONSC Electric Vehicle charging Points

Prior to the commencement of development a plan showing provision for electric charging points to serve 20% of all car parking spaces should be submitted to and approved in writing by the Local Planning Authority. The plan shall set out the location of the charging points, the chosen technology and clear presentation of how the bays will be marked. The development shall proceed in accordance with the approved plan.

REASON

To provide car parking for electric vehicles to help tackle air quality impacts and meet the climate change challenges in accordance with Policy 6.13 of the London Plan.

60 NONSC Imported soils

Before any part of the development is occupied, site derived soils and imported soils shall be 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. Before any part of the development is occupied, site derived soils and imported soils shall be 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 the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)).

61 NONSC Car Club Bays

Prior to the commencement of the superstructure of the residential development, a plan showing the proposed location of 5 car club bays shall be submitted to and approved in writing.

Thereafter these car club bays shall be implemented and retained in perpetuity.

REASON

To ensure suitable parking provision is provided on the site, in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

62 NONSC Studio unit Layouts

Notwithstanding the plans hereby approved, details shall be submitted of all studio unit layouts and approved in writing by the Local Planning Authority. Each studio unit shall be laid out as a studio flat and not as a one bedroom self contained flat.

REASON

To ensure that the development provides a satisfactory level of accommodation and amenity for future occupiers in accordance with the National Technical Standards 2015 Policy 3.5 of the London Plan (2016).

63 NONSC Archaeology

Prior to the commencement of any phase, excluding demolition, Phase 1 (Plan 13 Residential Construction Phasing Plan_Rev 02.pdf 02/03/2018) of the residential

development, a stage 1 written scheme of investigation (WSI) for that phase shall be submitted to and approved in writing by the local planning authority in consultation with GLAAS. For land that is included within the WSI, no development on that phase shall take place other than in accordance with the agreed WSI, and the programme and methodology of site geo-archaeological evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If archaeological potential is confirmed by stage 1 then for those phases which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no development within a phase shall take place other than in accordance with the agreed stage 2 WSI which shall include:

a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Written schemes of investigation need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

64 NONSC Accessibility

Prior to the commencement of the residential development hereby approved, excluding demolition, details of the pedestrian/vehicular gates/barriers into the Residential Land, incorporating facilities for the operation of gates/barriers by disabled persons, and manual operation of any gates/barriers in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the gates/barriers shall be installed in accordance with the approved details and maintained for so long as the development remains on site.

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 Council's HDAS - Accessible Hillingdon.

65 NONSC No Extensions

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 policies AM14 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

66 NONSC No Mezzanines

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), no additional internal floorspace or mezzanines 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 in accordance with policies AM14 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

67 NONSC External Storage

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), external storage associated with the use of any part of the site shall not exceed 2 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 adjoining Green Belt and Nature Reserve designations, in accordance with Policy BE13 and OL1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

68 NONSC Data Centre Use Restriction

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), unit 2, 3 and 4 of the industrial development shall not be used as a data centre.

REASON

To ensure compliance with the energy and sustainability details hereby approved and to accord with policies 4.4, 5.2, 5.7 and 5.9, of the London Plan 2011.

69 NONSC Car Parking Use

The car parking facilities provided within all industrial areas of this development shall be for the sole use of the future occupiers and employees of the industrial development hereby approved.

REASON

To ensure suitable parking provision is provided on the site, in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

70 NONSC Archaeology

Prior to the commencement of any works within the Industrial Land Phase 1 (Plan 14 Industrial Phasing Plan.pdf March 2018) of the development excluding demolition, a stage 1 written scheme of investigation (WSI) shall be submitted to and approved in writing by the local planning authority in consultation with GLAAS. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site geo-archaeological evaluation and the nomination of a competent person(s) or organisation to undertake the

agreed works. If archaeological potential is confirmed by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Written schemes of investigation need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

71 NONSC Ecology

Prior to the commencement of any superstructure works within Phase 1 of this development a detailed ecology enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the Industrial development will be best designed to deliver ecological improvements, and shall demonstrate (but not limited to) the inclusion of specific planting to improve conditions for wildlife; artificial habitats in the landscaped areas and the fabric of the buildings; areas of planting along or near to the canal to promote wildlife corridors; and habitat walls and refuge in strategically located positions.

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

REASON

To ensure the development contributes to a positive gain in ecological value in accordance with Policy EM8 of the Local Plan.

72 NONSC Materials

Prior to the commencement of any superstructure works within the Industrial Development the following details shall be submitted to and approved in writing, details should include information relating to make, product/type, colour and photographs/images:

- a. Details and sample panels of materials, external finishes and colours;
- b. security railings
- c. canopy overhang details to office blocks
- d. Roof plans showing details and location of proposed roof lights and positioning, placement and types of photovoltaic panels.
- e. Details of windows and doors, including sectional details at 1:20 and manufacturer details

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed tower and factory facade, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

73 NONSC Unit 4 facade Retention

Prior to the commencement of works for Unit 4, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Schedule of repairs and methodology for retained facade including painted finish - including conservation maintenance, repair and management plan
- b. Scaled details for all windows and doors, in elevation and section at 1:20, including louvred windows
- c. Notwithstanding the submitted drawings, detailed drawing to show the numbers of retained bays (drawings inconsistent)
- d. Scaled drawings to show the detail of the connection between the new structure and the retained facade
- e. Scaled drawings at a suitable scale of the canal front office elevation
- f. Scaled drawings of roof profile and overhang details.
- g. Notwithstanding the submitted plans, detailed drawings of the retained facade showing the existing fenestration/walling pattern.

Thereafter, the approved details shall be implemented as approved.

REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed tower and factory facade, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

74 NONSC Bird Hazard Management Plan

Prior to the commencement of any superstructure works within the Industrial development, a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with BAA safeguarding. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' attached * See para below for further information *

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage the flat roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

75 NONSC Secure By Design

Prior to the commencement of any superstructure works within the Industrial development details of security measures to minimise the risk of crime and to meet the specific security needs of the application site shall be submitted and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police.

Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development is occupied and thereafter retained.

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 London Plan (2016) Policies 7.1 and 7.3

76 NONSC Radar Mitigation

Prior to the commencement of development of any industrial phase of development, the following shall be submitted to and approved in writing by the Local Planning Authority and by the Radar Operator - NATS (En-route) plc and BAA Safeguarding either:

- detailed plans for the proposed buildings in that individual phase, demonstrating that there would be no detrimental impact upon the operation of the Heathrow H10 SSR Radar; OR,
- details of a 'Radar Mitigation Scheme' (including a timetable for its implementation during construction) to mitigate any detrimental impact upon the Heathrow H10 SSR Radar.

2. Where a 'Radar Mitigation Scheme' has been required, no construction above 5m above ground level shall take place on site, unless the 'Radar Mitigation Scheme' has been implemented. Development shall not take place other than in complete accordance with such a scheme as so approved unless the planning authority and NATS (En-route) plc have given written consent for a variation.

REASON

To ensure the development does not endanger the safe movement of aircraft or the operation of Heathrow Airport through interference with communication, navigational aids and surveillance equipment.

77 NONSC BA Landscaping Scheme

Prior to the commencement of any superstructure works within the industrial development, full details of soft and water landscaping works have been submitted to and approved in writing by the Local Planning Authority in consultation with BAA safeguarding, details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' available at www.aoa.org.uk/operations & safety/safeguarding. asp).These details shall include:

- The species, number and spacing of trees and shrubs

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON

To avoid endangering the safe movement of aircraft and the operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

78 NONSC Crane Operation Plan

Prior to the commencement of development within the Industrial development hereby approved, full details of a "Crane Operation Plan" shall be submitted to and approved in writing by the Local Planning Authority in consultation with the "Radar Operator" (NATS) and BAA Safeguarding. Construction at the site shall only thereafter be operated in accordance with the approved "Crane Operation Plan".

REASON:

In the interests of Air Traffic Safety and of the operations of NATS En-route PLC.

79 NONSC Network Rail

1) Where vibro-compaction/displacement piling plant is to be used in any part of the industrial development, a method statement detailing the use of such machinery and a method statement must be submitted to and approved in writing by the Local Planning Authority in consultation with Network Rail, prior to the commencement of works. Thereafter, the works shall only be carried out in accordance with the approved method statement.

2) All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

REASON

To safeguard the operational requirements of Network Rail and the strategic rail infrastructure.

80 NONSC Lighting

Prior to the commencement of superstructure works within the industrial development, full details of all lighting proposals shall be submitted and to and approved in writing by the Local Planning Authority, in consultation with the Canals and Rivers Trust and Network Rail. The details shall include the location, height, type and direction of light sources and intensity of illumination.

The approved scheme shall not thereafter be altered without the prior consent in writing of the Local Planning Authority in consultation with the Canals and Rivers Trust and Network Rail other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012); and to protect the ecological value of the area in accordance with Policy EC3.

81 NONSC Noise Affecting residential Property

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142:2014.

REASON:

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

82 NONSC Construction & Environmental Management Plan (CEMP)

Prior to the commencement of the industrial development, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Canals and Rivers Trust. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Local Plan: Part Two Saved UDP Policies (November 2012).

83 NONSC Car Parking Allocation

The car parking, cycle parking, motorcycle bays, access arrangements and yard areas hereby approved within the industrial development shall be laid out as per the plans hereby approved and fully marked out, prior to the first occupation of each industrial unit, unless otherwise agreed in writing.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

84 NONSC Levels

Prior to the commencement of superstructure works within the industrial development hereby approved, plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings shall be 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. 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

85 NONSC Land Contamination

The scheme to remediate any contamination in relation to the industrial development is to be completed in accordance with the following Environmental Reports prepared by Capita and as submitted with the Planning Application:

Remediation Report, dated 11 July 2016

Further Geo-environmental Assessment, dated 6 June 2016

These reports set out site investigation and remediation strategies. All works which form part of the remediation scheme for the industrial development shall be completed before any part of the industrial development is occupied or brought into use.

If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be submitted to and approved in writing by the LPA prior to implementation; and

Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

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 Unitary Development Plan Saved Policies (September 2007).

86 NONSC Risk Assessment CRT

Prior to the commencement of any industrial development hereby approved a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the canal must be submitted and approved in writing by the Local Planning Authority in consultation with the Canals and Rivers Trust. This will include any work to, or likely to affect, the waterway wall and a survey of the condition of the wall.

REASON

To ensure the proposed construction works do not have any adverse impact on the safety of waterway users and the integrity of the canal, in accordance with policies 7.24, 7.25, 7.26, 7.27, and 7.28 of the London Plan (2016).

87 NONSC Details of Landscaping - CRT

Prior to the commencement of any superstructure works within the industrial development full details of the proposed hard and soft landscaping, including ground levels, planting plans, materials and maintenance arrangements, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canals and Rivers Trust. The landscaping shall be carried out in accordance with the approved details.

REASON

In the interests of visual amenity and biodiversity of the Blue Ribbon Network and the adjacent public realm.

88 NONSC Energy

Prior to the commencement of any superstructure works within the industrial development, full details of the carbon reduction measures that conform to the energy strategy (Energy Statements, May 2017, ESC54738 Issue 3) shall be submitted and approved in writing by the Local Planning Authority. These shall include:

- 1 - Full details of the baseline energy and carbon performance of each phase of the development
- 2 - Full details of the passive energy savings measures (Be Lean - London Plan)
- 3 - Full details of the combined heat and power systems including:
 - a - full plans and specifications of the technology
 - b - the phasing of the installation of the network which includes the delivery of main necessary energy centre in phase one
 - c - the input and output (annual KgCO₂ and KwHr) of the CHP system
 - d - the onsite network connection
 - e - the future proofing for offsite connections
 - f - monitoring, reporting and maintenance regimes.
- 4 - Full details and specifications, including relevant plans and elevations of any additional low or zero carbon technology to be utilised in the site.

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

Reason

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

89 NONSC Plant & Machinery

Prior to the commencement of superstructure works within the industrial development, details of all plant and machinery, including mechanical ventilation systems to be used on the premises shall be submitted to and approved in writing by the LPA. This will include a scheme for the control of noise and/or odour emanating from the site to include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

90 NONSC Servicing & Delivery plan

Prior to the commencement of superstructure works within the industrial development, a Delivery and Servicing Plan shall be submitted and approved in writing by the Council. Thereafter, the proposed works shall be implemented and carried out in accordance with the approved details.

REASON

To ensure that appropriate mitigation is provided to the surrounding highway network as a result of the proposed development in accordance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

91 NONSC Waste Management

The industrial development hereby approved shall be carried out in accordance with the details set out in the Site Waste Management Plan dated May 2017, unless otherwise agreed in writing.

Prior to the occupation of each industrial unit, all refuse areas must be in-situ.

REASON

To comply Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

92 NONSC Landscaping

No development shall take place until a landscape scheme has been 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 Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including demonstration that 20% of all spaces are served by electrical charging points with an additional 20% passive provision for electric vehicles in the future)
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs

- 3.a Details of the inclusion of living walls and roofs
- 3.b 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 development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

93 NONSC Restriction

No new openings shall be inserted into Unit 1 and Unit 4 of the industrial development hereby approved.

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) and safeguards amenity of future occupiers in accordance with policy OE1 of Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

3. CONSIDERATIONS

3.1 Site and Locality

3.2 Proposed Scheme

3.3 Relevant Planning History

Comment on Relevant Planning History

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.CI3	(2012) Culture
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.EM11	(2012) Sustainable Waste Management
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
PT1.EM5	(2012) Sport and Leisure
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.H1	(2012) Housing Growth
PT1.H2	(2012) Affordable Housing
PT1.HE1	(2012) Heritage
PT1.T1	(2012) Accessible Local Destinations
PT1.T2	(2012) Public Transport Interchanges

Part 2 Policies:

LPP 1.1	(2016) Delivering the strategic vision and objectives for London
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
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
AM3	Proposals for new roads or widening of existing roads
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
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE28	Shop fronts - design and materials
BE29	Advertisement displays on business premises
BE35	Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
BE36	Proposals for high buildings/structures in identified sensitive areas
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
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
H4	Mix of housing units
H5	Dwellings suitable for large families
H6	Considerations influencing appropriate density in residential development.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection 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
R1	Development proposals in or near areas deficient in recreational open space
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
R3	Indoor sports, leisure and entertainment facilities
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG	Residential layouts and house design.
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
LPP 2.1	(2016) London in its global, European and United Kingdom context
LPP 2.13	(2016) Opportunity Areas and Intensification Areas
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 3.10	(2016) Definition of affordable housing
LPP 3.11	(2016) Affordable housing targets
LPP 3.12	(2016) Negotiating affordable housing on individual private residential and mixed-use schemes
LPP 3.13	(2016) Affordable housing thresholds
LPP 3.15	(2016) Co-Ordination of Housing Development and Investment
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 3.19	(2016) Sports Facilities
LPP 3.2	(2016) Improving health and addressing health inequalities
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.6	(2016) Children and young people's play and informal recreation facilities
LPP 3.7	(2016) Large residential developments
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 4.1	(2016) Developing London's economy

- LPP 4.2 (2016) Offices
- LPP 4.3 (2016) Mixed use development and offices
- LPP 4.4 (2016) Managing Industrial Land and Premises
- LPP 4.8 (2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
- LPP 4.9 (2016) Small Shops
- 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 5.17 (2016) Waste capacity
- LPP 5.18 (2016) Construction, excavation and demolition waste
- LPP 5.3 (2016) Sustainable design and construction
- LPP 5.7 (2016) Renewable energy
- LPP 6.1 (2016) Strategic Approach
- LPP 6.10 (2016) Walking
- LPP 6.11 (2016) Smoothing Traffic Flow and Tackling Congestion
- LPP 6.12 (2016) Road Network Capacity
- LPP 6.13 (2016) Parking
- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 6.5 (2016) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.9 (2016) Cycling
- LPP 7.1 (2016) Lifetime Neighbourhoods
- LPP 7.13 (2016) Safety, security and resilience to emergency
- 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 7.3 (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 7.7 (2016) Location and design of tall and large buildings
- LPP 7.8 (2016) Heritage assets and archaeology

LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF1	NPPF - Delivering sustainable development
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th November 2017**

5.2 Site Notice Expiry Date:- **28th June 2017**

6. Consultations

External Consultees

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Guideline / Requirement:

Proposed:

Comment:

7.02 Density of the proposed development

Guideline / Requirement:

Proposed:

Comment:

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

Guideline / Requirement:

Proposed:

Comment:

7.04 Airport safeguarding

Guideline / Requirement:

Proposed:

Comment:

7.05 Impact on the green belt

Guideline / Requirement:

Proposed:

Comment:

7.07 Impact on the character & appearance of the area

Guideline / Requirement:

Proposed:

Comment:

7.08 Impact on neighbours

Guideline / Requirement:

Proposed:

Comment:

7.09 Living conditions for future occupiers

Guideline / Requirement:

Proposed:

Comment:

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Guideline / Requirement:

Proposed:

Comment:

7.11 Urban design, access and security

7.12 Disabled access

Guideline / Requirement:

Proposed:

Comment:

7.13 Provision of affordable & special needs housing

Guideline / Requirement:

Proposed:

Comment:

7.14 Trees, landscaping and Ecology

Guideline / Requirement:

Proposed:

Comment:

7.15 Sustainable waste management

Guideline / Requirement:

Proposed:

Comment:

7.16 Renewable energy / Sustainability

Guideline / Requirement:

Proposed:

Comment:

7.17 Flooding or Drainage Issues

Guideline / Requirement:

Proposed:

Comment:

7.18 Noise or Air Quality Issues

Guideline / Requirement:

Proposed:

Comment:

7.19 Comments on Public Consultations

7.20 Planning obligations

7.21 Expediency of enforcement action

7.22 Other Issues

8. Observations of the Borough Solicitor

9. Observations of the Director of Finance

10. CONCLUSION

11. Reference Documents

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230