



Mr Mike Woolner
25 Floral Street
London
United Kingdom
WC2E 9DS

Application Ref: 13226/APP/2012/2185

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Redevelopment of the site to provide an aggregate recycling and processing plant, asphalt plant and storage facility, gully waste recycling plant, aggregate storage facility, and term maintenance depot, with ancillary offices, structures and facilities, car and lorry parking, regrading, and landscaping.

Location of development: Former Powergen Site North Hyde Gardens Hayes

Date of application: 06 September 2012

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning & Enforcement

Date: 22 August 2013

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

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SCHEDULE OF CONDITIONS

- 1 · 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 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CWY14-001 Rev A1 - Site Layout; CWY14-002 Rev A3 - Site Elevations; CWY14-003 Rev A1 - Section; CWY14-004 Rev A2 - Asphalt Plant; CWY14-005 Rev A2 - Aggregate Store; CWY14-006 Rev A1 - Survey; CWY14-007 Rev A1 - Existing Site Sections; CWY14-010 Rev P2 - Delivery and Service Plan; CWY14-105 Rev P3 - Site Drainage; FAIR-BB-WB-001 Rev A - Weighbridge; FAIR-BB-OFF-003 Rev B - Office; FMC-PLAN-BB-02 Rev A - Aggregate Recycling Plant; SL810-24.08.12 - Washing Plant; A3-14687-A - Low Level Silo; TS-GA-01 - Gully Waste Plant; TS-GA-02 - Gully Waste Plant; TS-GA-06 - Gully Waste Plant; 662/DHA1 Rev C - Landscape Strategy, 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 (November 2012) and the London Plan (2011).

SCHEDULE OF CONDITIONS

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

Design and Access Statement
Drainage Assessment (UK14-17916 08/12)
Sustainability Statement (UK11-17199 08/12)
Ground Conditions Assessment and Land Remediation Strategy (UK11-17199 08/12)
Transport Assessment (May 2012)
Workplace Travel Plan (May 2012)
Transport Assessment Addendum (Dec 2012)
Response to TfLs Further Comments (11012840/LH)
Arboricultural Impact Assessment Report (211205-PD-11A 07/12)
Noise and Vibration Impact Assessment Report (UK11-17199 08/12)
Townscape and Visual Impact Assessment (UK11-17199 08/12)
Air Quality Impact Assessment Report (UK11-17199 08/12)
Flood Risk Assessment (August 2012)
Heritage Report (11137 08/12)
Planning Statement (11137/MW/sh 08/12)
Ecological Impact Assessment (UK11-17199 08/12)
Energy Statement (UK11-17199 08/12)
Environmental Site Assessment (11/07)
Drainage Strategy (LUK11-18423)

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (2011).

- 4 · No development shall take place until details, including samples, of all materials and external surfaces, including details of canopies, skips, and silos 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 safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 5 · No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

- 6 · No site clearance or construction work shall take place until the 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 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 7 · No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Canal and River Trust. 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 5% of all parking spaces are served by electrical charging points)
 - 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 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

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 BE4, BE13, BE38, AM14 and AM18 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 5.11 and 5.17 of the London Plan (2011).

SCHEDULE OF CONDITIONS

- 8 · Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

- 9 · Prior to the commencement of development, an ecological improvement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the provision of bat and bird boxes in appropriate locations, suitable additional planting and green roofs on the 12 aggregate storage bays (shown as yellow to the eastern boundary of the site, drawing no. CWY14-001). Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EM7 of the Hillingdon Local Plan: Part One (November 2012) and policy 7.19 of the London Plan (2011).

SCHEDULE OF CONDITIONS

- 10 · No development shall take place until a scheme for the provision and management of a buffer zone alongside the Yeading Brook and Grand Union Canal, as indicated on drawing CWY14-105 Rev P3 Site Drainage dated 7 Jan 2013, is submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme, and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping. The scheme shall include:
- (i) plans showing the extent and layout of the buffer zone. The widths of the buffer zone must be as specified in drawing CWY14-105 Rev P3: Site Drainage dated 7 Jan 2013.
 - (ii) details of any proposed planting scheme (for example, native species).
 - (iii) details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EM7 of the Hillingdon Local Plan: Part One (November 2012) and policy 7.19 of the London Plan.

- 11 · Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:
- (i) The phasing of development works
 - (ii) The hours during which development works will occur, in particular the arrivals and departures of construction related traffic.
 - (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
 - (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
 - (v) A Traffic Management Plan detailing the management of access and egress to the site, access arrangements (vehicular and pedestrian), measures to control impacts on the free flow of traffic resulting from construction access (including measures to reduce the numbers of construction vehicles accessing the site during peak hours), and parking provisions for contractors during the development process.
 - (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
 - (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

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

SCHEDULE OF CONDITIONS

- 12 · The buildings shall achieve '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). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 7.1 and 7.3 of the London Plan (2011).

- 13 · Prior to the commencement of the development hereby approved, a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (August 2012) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA and shall incorporate sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Additionally it will:

- i. provide details of the surface water design and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

The scheme shall also demonstrate the use of methods to minimise the use of potable water, and will:

- iv. incorporate water saving measures and equipment.
- v. provide details of water collection facilities to capture excess rainwater;
- vi. provide details of how rain and grey water will be recycled and reused in the development.

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 of the Hillingdon Local Plan: Part 1 Strategic Policies (Nov 2012), and policy 5.12 of the London Plan (2011), and that it be handled as close to its source as possible in compliance with policy 5.13 of the London Plan (2011), and to conserve water supplies in accordance with policy 5.15 of the London Plan (2011).

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- 14 · Prior to construction of the building hereby approved, full details of the proposed photovoltaic installation, including measures as to how the energy savings produced will be monitored, shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic panels shall thereafter be retained, maintained and monitored for the lifetime of the development.

REASON

To ensure a sustainable approach to energy efficiency and carbon reductions is met across the site, in accordance with policies 5.2 and 5.3 of the London Plan (2011).

- 15 · Prior to the commencement of the development hereby permitted, full details of any proposed lighting and a CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details. The approved lighting and CCTV scheme should be implemented prior to first occupation of the development. No floodlighting or other form of external lighting shall be installed.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and to protect the ecological value and canal setting of the area in accordance with policy EM7 of the Hillingdon Local Plan: Part One (November 2012).

- 16 · Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and policies 3.1, 3.8 and 7.2 of the London Plan (2011).

- 17 · No raw materials, finished or unfinished products, parts, crates, packing materials or waste shall be kept on the site except within the buildings or storage areas specified on the approved plans.

REASON

In order to safeguard the amenities of the area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and policy 7.1 of the London Plan (2011).

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- 18 · (i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document Land Contamination and approved by the Local Planning Authority. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:
- (a) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified, including how to deal with the risks associated with contamination of controlled waters, shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.
- (ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and
- (iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

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

- 19 · All imported soils used for landscaping purposes including soils shall be clean and free of contamination.

REASON

To ensure that the users of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 20 · The development shall not be occupied until the noise mitigation measures outlined in the Noise and Vibration Impact Assessment Report (UK11-17199 08/12) have been implemented, and thereafter shall be retained and maintained in good working order for so long as the site remains in use.

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) and policy 7.15 of the London Plan (2011).

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- 21 · Prior to the occupation of the development, a scheme for the monitoring of noise emissions from the site shall be submitted to and approved by the Local Planning Authority, and thereafter the scheme shall be implemented for so long as the development is available for use.

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) and policy 7.15 of the London Plan (2011).

- 22 · Before any part of the development is occupied an environmental fleet management plan shall be submitted for approval to the Local Planning Authority. The scheme shall include details of the use of low emission vehicle technologies (e.g. use of electric and/or hybrid vehicles where appropriate, installation of electric charging points), environmentally aware driver training scheme (e.g. no idling), and fleet servicing and maintenance regime. The said scheme shall be implemented for so long as the development is available for use.

REASON: In order to protect the amenities of local residents, in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.14 of the London Plan (2011).

- 23 · Before the development is commenced, details of all mitigation measures to off-set the identified deterioration in air quality as a result of the development shall be submitted to and approved by the Local Planning Authority. The submitted details should include the impact of the final energy provision at the site and impacts on the road junction. The mitigation measures shall be integrated within the area affected by the development and thereafter permanently retained and maintained.

REASON: In order to protect the amenities of local residents, in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.14 of the London Plan (2011).

- 24 · The maximum throughput of waste shall not exceed 300,000 tonnes per annum and the site shall not produce more than 300,000 tonnes of asphalt per annum.

REASON:

In order to safeguard the air quality of the area, in accordance with policy EM8 of the Hillingdon Local Plan: Part One (November 2012) and policy 7.14 of the London Plan (2011), and to maintain the free-flow of the highways network, 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 (2011).

INFORMATIVES:

- 1 · The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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- 2 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.
- 3 . You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 . Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804).
- 5 . The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).
- 6 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
 - A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
 - B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
 - C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.
 - D. No bonfires that create dark smoke or nuisance to local residents.

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

- 7 . You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804).
- 8 . You are advised that, pursuant to the Land Drainage Act 1976, details of any works affecting the beds, banks and flow of the river, including details of any outfall structures discharging into the watercourse, should be submitted to the Environment Agency, Planning Liaison Officer, Thames Region, Howard House, 10/11 Albert Embankment, London SE1 7TG.
- 9 . A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.
- 10 . As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.
- 11 . Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination

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Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804.

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

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

- 13 · Flood Defence Consent:
Please note that in addition to planning permission, under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank/foreshore of the Yeading Brook, designated a main river .

The applicant is advised to contact PSO-Thames@environment-agency.gov.uk for more information regarding Flood Defence Consents.

- 14 · Environmental Permitting:
This development will require a permit from the Environment Agency under the Environmental Permitting (England and Wales) Regulations 2010. The operator of a

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permitted site must have appropriate measures in place to prevent pollution to the environment, harm to human health the quality of the environment, detriment to the surrounding amenity, offence to a human sense or damage to material property. Further guidance is available on our website.

The proposed development is not eligible for a standard rules permit (our reference SR2010No12) because the site is located within three Air Quality Management Areas: Ealing, Hillingdon and Hounslow. The site operator must apply for a bespoke permit before commencing operations at this location. The site is in a very sensitive area and a full environmental risks assessment must be completed in support of the permit application.

Guidance on our application procedure is available on our website. We use operational risk appraisals to determine the charges applicable to a bespoke permit. The applicant is advised to contact Richard Cattan (Environment Officer) on 01707 632480 to discuss the issues likely to be raised.

15 . Abstraction License:

If the applicant intends to abstract more than 20 cubic metres of water per day from a surface water source (e.g. stream or drain) or from underground strata (via borehole or well) for any particular purpose e.g. dust suppression, then an abstraction license from us will be needed. There is no guarantee that a license will be granted as this is dependent on available water resources and existing protected rights. The applicant is advised to contact our National Customer Contact Centre on 03708 506 506 for more information regarding abstraction licenses.

16 . Canal and River Trust:

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

17 . Cranes:

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

18 . Landscaping:

The development is close to the airport and the landscaping which it includes may attract birds which in turn may create an unacceptable increase in birdstrike hazard. Any such landscaping should, therefore, be carefully designed to minimise its attractiveness to hazardous species of birds.

Your attention is drawn to Advice Note 3, 'Potential Bird Hazards: Amenity Landscaping and Building Design' (available at <http://www.aoa.org.uk/policy->

SCHEDULE OF CONDITIONS

safeguarding.htm).

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.E1	(2012) Managing the Supply of Employment Land
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM3	(2012) Blue Ribbon Network
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.EM11	(2012) Sustainable Waste Management
PT1.HE1	(2012) Heritage
PT1.T3	(2012) North-South Sustainable Transport Links

Part 2 Policies

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 13226/APP/2012/2185

SCHEDULE OF PLANS

Site Location Plan - received 05 Sep 2012

Existing Site Photographs - received 05 Sep 2012

Drainage Strategy (LUK11-18423) - received 07 Jan 2013

CWY14-105 Rev P3 - Site Drainage - received 07 Jan 2013

Design and Access Statement - received 05 Sep 2012

Drainage Assessment (UK14-17916 08/12) - received 05 Sep 2012

Sustainability Statement (UK11-17199 08/12) - received 05 Sep 2012

Ground Conditions Assessment and Land Remediation Strategy (UK11-17199 08/12)
- received 05 Sep 2012

Transport Assessment (May 2012) - received 05 Sep 2012

Workplace Travel Plan (May 2012) - received 05 Sep 2012

Arboricultural Impact Assessment Report (211205-PD-11A 07/12) - received 05 Sep 2012

Noise and Vibration Impact Assessment Report (UK11-17199 08/12) - received 05 Sep 2012

Townscape and Visual Impact Assessment (UK11-17199 08/12) - received 05 Sep 2012

Air Quality Impact Assessment Report (UK11-17199 08/12) - received 05 Sep 2012

CWY14-005 Rev A2 - Aggregate Store - received 05 Sep 2012

FMC-PLAN-BB-02 Rev A - Aggregate Recycling Plant - received 05 Sep 2012

CWY14-004 Rev A2 - Asphalt Plant - received 05 Sep 2012

CWY14-007 Rev A1 - Existing Site Sections - received 05 Sep 2012

CWY14-006 Rev A1 - Survey - received 05 Sep 2012

FAIR-BB-OFF-003 Rev B - Office - received 05 Sep 2012

CWY14-002 Rev A3 - Site Elevations - received 05 Sep 2012

CWY14-003 Rev A1 - Section - received 05 Sep 2012

CWY14-001 Rev A1 - Site Layout - received 05 Sep 2012

SL810-24.08.12 - Washing Plant - received 05 Sep 2012

FAIR-BB-WB-001 Rev A - Weighbridge - received 05 Sep 2012

Block Plan - received 05 Sep 2012

A3-14687-A - Low Level Silo - received 05 Sep 2012

Flood Risk Assessment (August 2012) - received 05 Sep 2012

TS-GA-01 - Gully Waste Plant - received 05 Sep 2012
TS-GA-02 - Gully Waste Plant - received 05 Sep 2012
TS-GA-06 - Gully Waste Plant - received 05 Sep 2012
662/DHA1 Rev C - Landscape Strategy - received 05 Sep 2012
Heritage Report (11137 08/12) - received 05 Sep 2012
Planning Statement (11137/MW/sh 08/12) - received 05 Sep 2012
Ecological Impact Assessment (UK11-17199 08/12) - received 05 Sep 2012
Energy Statement (UK11-17199 08/12) - received 05 Sep 2012
Environmental Site Assessment (11/07) - received 05 Sep 2012
Transport Assessment Addendum (Dec 2012) - received 31 Dec 2012
Response to TfLs Further Comments (11012840/LH) - received 15 Feb 2013
CWY14-010 Rev P2 - Delivery and Service Plan - received 21 Mar 2013

