

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

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

Address CHEQUERS SQUARE UXBRIDGE

Development: Details pursuant to Condition 6 (Construction Site Management Plan) of planning permission Ref: 35214/APP/2014/2232 (The consolidation of 15 existing units within the Pavilions shopping centre to create a single, large format retail unit, including reconfiguration works at basement level, insertion of new mezzanine floor and associated works at roof level)

LBH Ref Nos: 35214/APP/2015/3130

Drawing Nos: Sample Project Newsletter
Site Access on High Street - Heavy Duty Crossover
Construction Site Management Plan Revision E

Date of receipt: 19/08/2015

Date(s) of Amendment(s): 22/10/2015
12/10/2015

1. MAIN PLANNING CONSIDERATIONS

The application relates to the discharge of Condition 6 (Construction Site Management Plan) of planning permission Ref: 35214/APP/2014/2232 (The consolidation of 15 existing units within the Pavilions shopping centre to create a single, large format retail unit, including reconfiguration works at basement level, insertion of new mezzanine floor and associated works at roof level).

Condition 6 states:

'A detailed Construction Site Management Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development will then commence in accordance with the details in the agreed Construction Site Management Plan.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to ensure that the Construction Works do not have any adverse impacts on the vitality, viability or overall health of the Town Centre in accordance with Policy 3.15 of the London Plan (2011), the National Planning Policy Framework and the National Planning Practice Guidance.'

The site is heavily constrained due to its location on the High Street, within an existing active shopping mall and below residential tower blocks. There are also bus stops adjacent to the site and one of these will required to be temporarily relocated during the build process.

There have been lengthy discussions between the applicant, the Council's Highways Team, the Council's Environmental Protection Unit and Transport for London. Due to the significant constraints on the site there will be some disruption caused during the build period. However efforts have been made to minimise and

limit these disruptions and these controls have been included within the revised Construction Site Management Plan.

The Applicant has also confirmed that local residents and occupiers will be informed of the development works and contact details will be provided should any issues arise.

The Council's Street Works Manager and Environmental Protection Unit have reviewed the submitted Construction Site Management Plan Revision E and raised no objections. The Council's Street Works Manager has also confirmed that Transport for London are also satisfied with the proposals.

Conclusion

The development of the site will regrettably lead to disruption to residents, pedestrians and traffic movement. However the economic benefits of the development being brought forward are considered to outweigh these temporary disruptions.

The relevant consultees are satisfied with the proposals and as such it is considered that the condition can be discharged.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

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