



Mr Daniel Rose
D Rose Planning Ltd
19-20 Bourne Court
Southend Road
Woodford Green Essex
IG8 8HD

Application Ref: 35250/APP/2014/3506

**Process set out by condition J.2 of Schedule 2 Part 1 Class J of the
Town and Country Planning)General Permitted Development) Order 1995
(as amended by SI 2008 No 2362 and SI 2013 No 1101)**

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS GIVEN** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the approved details shown below:

Address of the proposed development:

Union House 23 Clayton Road Hayes

Description of proposed development:

Change of use of offices (Class B1a) to form 46 residential units (Prior Approval)

Date of application:

30 September 2014

Plan Numbers:

Parking Plan - received 13 Nov 2014
SHF.1082.003.D.021.C - received 13 Nov 2014
527/01 - received 01 Oct 2014
527/02 - received 01 Oct 2014
527/03 - received 01 Oct 2014
527/04 - received 01 Oct 2014

Reason for Approval:

CONDITIONS:

- 1** (1) The development shall not be occupied until full details of the pedestrian paths within the site have been provided in a manner to be agreed in writing with the Local Planning Authority; and only the approved details shall be implemented. In addition, the details of the vehicular access shall include details of the pedestrian/vehicle visibility splays of 2.4 metres by 2.4 metres on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access and thereafter permanently

retained; no fence, wall or other obstruction to visibility exceeding 0.6 metres in height above the surface of the adjoining highway shall be erected within the area of the pedestrian visibility splays. The pedestrian paths and visibility splays shall thereafter be permanently maintained.

REASON

To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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(2) (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 on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A 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 will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

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

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

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite

receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES:

1. This written notice indicates that the proposed development would comply with the process set out by condition J.2 of Schedule 2 Part 1 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No 2362 and SI 2013 No 1101)
2. It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.
- 3 Please ensure that a Building Regulations application is submitted for this work, please visit Hillingdon Building Control website for the application forms.

Additional Informative:

The proposed development is located in an area of poor air quality. Future occupiers of the site are likely to be exposed to unacceptable pollutant concentrations, particularly Nitrogen Dioxide, which is above the annual mean EU limit value at the nearest monitoring locations (HD203) to the application site at Blyth Road.

The applicant is advised to undertake an appropriate air quality assessment and/or suitable monitoring to determine air quality at the development and undertake any remedial measures to reduce the exposure of future occupants to poor air quality and the ingress of polluted air in accordance with Approved Document F. Information of air quality can be found at www.hillingdon-air.info.

END OF SCHEDULE



James Rodger
Head of Planning, Green Spaces and Culture

Date: 21 November 2014

Address:

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