



Mr Chris Wilmshurst
Vail Williams L L P
One Crown Square
Church Street East
Woking GU21 6HR

Application Ref: 3886/APP/2020/3751

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:

Demolition of existing buildings and use of site as bus depot with new office/welfare building, bus wash and fueling facilities with access from Dawley Road.

Location of development: The Cottage In The Wall Dawley Road Hayes

Date of application: 16 November 2020

Plan Numbers: See attached Schedule of plans

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

Head of Planning, Transportation and Regeneration

Date: 3 June 2021

- 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

Application Ref: 3886/APP/2020/3751

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:

1051-050;
1051-051 Rev. K;
1051-053 Rev. E;
1051-054 Rev. E;
1051-055 Rev. F;
1051-058 Rev. B;
1051-059 Rev. C;
1051-060 Rev. A;
1051-065 Rev. E;
1051-066 Rev. C;
20-15481-1B;
90001 Rev. P02;

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (March 2021).

SCHEDULE OF CONDITIONS

- 3 · The development hereby permitted shall not be carried out except in complete accordance with the specified supporting plans and/or documents:

Supporting Planning Statement (Dated November 2020);
Alternative Site Options for Abellio London (Dated October 2020);
Design, Access and Heritage Statement Rev. B (Dated January 2021);
76646 Rev. 04 Transport Assessment (Dated 28th January 2021);
Noise Impact Assessment (Dated November 2020);
Proposed Noise Mitigation Plan (Dated January 2021);
DS29092001.03-B Arboricultural Impact Plan and Tree Protection Plan;
Sustainable Drainage Proforma;
76625-CUR-00-XX-RP-C-00002 V01 Drainage Strategy Report (Dated 30th October 2020);
076625-CUR-00-XX-RP-C-00001 V02 Flood Risk Assessment (Dated 27th October 2020);
076625-CUR-00-XX-RP-GE-001 Phase 1 Preliminary Site Assessment (Dated 11th August 2020);
Preliminary Ecological Appraisal V 2.0;
Tree Survey Report (Dated 13th October 2020);
DS29092001.03-B Arboricultural Impact Plan and Tree Protection Plan; and
ENE-0972_Rev4 Air Quality Assessment (Dated 9th December 2020).

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

REASON

To ensure that the development complies with the objectives of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and the London Plan (March 2021).

- 4 · At no time shall there be more than 56 no. buses within the development area. The associated staff car parking arrangement shall be retained/maintained for as long as the development remains in existence.

REASON

To ensure that the development does not give rise to conditions prejudicial to the free flow of traffic along Dawley Road, detrimental to highway and pedestrian safety, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy T4 of the London Plan (March 2021).

SCHEDULE OF CONDITIONS

- 5 · The development hereby approved shall be phased in accordance with plan reference '1051-058 Rev. B Site Phasing Plan' such that The Bungalow/Building B7 (Phase 2) shall not be demolished until such time as a single bat emergence survey has taken place to establish whether bats are present.

REASON

To ensure that the development works do not prejudice or compromise the ecological and conservation values found within the site in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), and Policy G6 of the London Plan (March 2021).

- 6 · Prior to the construction of the new building above ground level, a sample and product and manufacturer details of the external brickwork and timber claddings shall be submitted to and approved in writing by the Local Planning Authority. The samples shall be made available on site for inspection. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the character and appearance of the surrounding environment and setting of the Locally Listed Building in accordance with Policies HE1 and BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies DMHB 1, DMHB 3 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

- 7 · Prior to the commencement of above ground works, the details of screening to the proposed bin storage hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the development presents a satisfactory appearance and does not injure the visual amenities of the Green Belt setting, in accordance with Policies DMHB 11 and DMEI 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

SCHEDULE OF CONDITIONS

- 8 · Prior to commencement of above ground works, 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, to include pollution absorbing trees and species.
 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage, demonstrating:
 - capacity for 40 no. bicycles; and
 - space for 2 no. accessible bicycle parking spaces as per TfL requirements.
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts, demonstrating provision of:
 - 12 no. permanent staff car parking spaces (including 1 no. accessible car parking spaces);
 - 33 no. temporary staff car parking spaces;
 - 2 no. car parking spaces served by active 'fast-charging' electrical vehicle charging points;
 - 10 no. car parking spaces served by passive electrical vehicle charging infrastructure.
 - 2.e Hard Surfacing Materials
 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.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.
 4. 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 DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies G5 of the London Plan (March 2021).

SCHEDULE OF CONDITIONS

- 9 · Prior to installation, details of the green roof hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include:
- i) Method of construction;
 - ii) Schedule of framework materials;
 - iii) Schedule of the species to be planted, method of planting, height and spread at planting and growth projections;
 - iv) An ongoing management and maintenance regime to include irrigation methods and an inspection programme to allow dead or dying plants to be identified and replaced.

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

REASON

To enhance the visual amenity and ecological values of the site, in accordance with Policies DMHB 11, DMHB 14, DMEI 1 and DMEI 7 of the of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy G5 of the London Plan (March 2021).

- 10 · Prior to the commencement of any superstructure works, full details of the ecological enhancement scheme identified in the Preliminary Ecological Appraisal V 2.0 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be made up of a plan (or plans) of the development annotated with ecological enhancement measures to be included within the fabric of the buildings and the landscaping and accompanied by a report detailing the justification for such measures and how they will be maintained in perpetuity. The development must proceed in accordance with the approved plans and be retained as such.

REASON

To ensure the development contributes to a net gain in biodiversity in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy G6 of the London Plan (March 2021).

- 11 · The lighting scheme hereby approved on plan reference '20-15481-1B' shall use warm white LEDs 1000-3000k with rear shields on the north and west boundaries.

REASON

To minimise any impact on wildlife, notably nocturnal insects, birds and bats, in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy G6 of the London Plan (March 2021).

SCHEDULE OF CONDITIONS

12 · Prior to commencement (excluding demolition and site clearance), 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 clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Sustainable Drainage features:

i. Surface water discharge - the submitted drainage strategy must identify the proposed method and location of discharging collected surface water from the site in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided. Any proposal that includes a connection to a private sewer network should provide details of the condition and ownership of the entire drainage route to a public sewer or ordinary watercourse.

ii. SuDS - the submitted drainage strategy should incorporate Sustainable Drainage System (SuDS) elements that are embedded, where practicable, within the landscaping plan for the development. Preference should be given to above-ground SuDS elements that control water at source and provide wider biodiversity, water quality and amenity benefits.

iii. Runoff rates - surface water discharge from the site must be less than existing runoff rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change, and it must be demonstrated that there is sufficient capacity in the receiving ordinary watercourse (including culverted sections) to accept the proposed peak surface water runoff rate without increasing the risk of flooding. Surface water discharge from the site into Frogs Ditch or Thames Water sewer must be no greater than greenfield runoff rates and the scheme must identify any requirements for offsite storage.

iv. Drainage calculations - include calculations to demonstrate that the volume of storage and size of drainage features provided is adequate to control surface water for a range of storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.

v. Exceedance routes - provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and include details on flow paths, depths and velocities. Safe access and egress for the site must be demonstrated.

b) Long-term management and maintenance of the drainage system.

i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground, and identifies the responsibility of different parties for each component of the drainage network.

ii. Include details of the necessary inspection regimes and maintenance frequencies.

iii. Where managed flooding of the ground surface is proposed, the plan should include the appropriate actions for those areas and document the actions required to ensure the safety of the users of the site during a rainfall event.

SCHEDULE OF CONDITIONS

12 · c) Minimise water use.

i. incorporate water saving measures and equipment.

ii. provide details to demonstrate how provide details of how rain and/or grey water will be recycled and reused in the development or where this is not achievable, demonstrate suitable justification as to why no part of the development can include rain and/or grey water recycling and reuse.

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 compliance with:

- Policies DMEI 1, DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020);
- Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012);
- Policies SI 12 and SI 13 of the London Plan (March 2021); and
- National Planning Policy Framework (February 2019).

SCHEDULE OF CONDITIONS

- 13 · Prior to commencement of development, a full and detailed Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall cover the entirety of the application site and any adjoining land which will be used during the construction period. The plan shall detail:
- (i) The phasing of development works.
 - (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours, the start time should not be before 08.00 hours).
 - (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) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
 - (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 development shall be carried out strictly in accordance with the details approved or in accordance with any variation to that strategy approved in writing by the Local Planning Authority.

REASON

- To safeguard the amenity of surrounding areas in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).
- To ensure that the development reduces and manages its air quality impacts in an Air Quality Management Area, in accordance with the National Planning Policy Framework (February 2019), Policy SI 1 of the London Plan (March 2021), Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

SCHEDULE OF CONDITIONS

- 14 · Prior to commencement of development, a full and detailed Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority.

This should be in accordance with Transport for London's Construction Logistic Planning Guidance and detail the management of construction traffic, including vehicle types, frequency of visits, expected daily time frames, use of an onsite banksman, on-site loading/unloading arrangements and parking of site operative vehicles.

The construction works shall be carried out in strict accordance with the approved plan.

REASON

To ensure that the construction works include appropriate efficiency and sustainability measures so as not to compromise the safe and efficient operation of the local highway network and minimizes emissions, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy SI 1 of the London Plan (March 2021), Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

- 15 · Prior to occupation of the development, a Service and Delivery Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, servicing and deliveries shall be carried out as agreed within this approved plan.

REASON

To ensure appropriate servicing of the site, to safeguard highway safety, and to safeguard the free flow of traffic, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020) and Policy T7 of the London Plan (March 2021).

- 16 · Prior to occupation of the development, a plan marking out a pedestrian walkway from the footway along Dawley Road to the new building hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users, in accordance with Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

SCHEDULE OF CONDITIONS

- 17 · Other than in respect of emergency bus movements or those required to maintain service delivery during times of breakdown or disruption, no more than 11 buses shall leave the site between 07:00 and 09:00 and shall accord with the details contained on drawing references '1051 - 054 Rev. E' and '1051 - 055 Rev. F' hereby approved.

REASON

To minimise conflict with southbound traffic using Dawley Road, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

SCHEDULE OF CONDITIONS

- 18 (i) The development shall not commence until a scheme to deal with contamination has been submitted to and approved by the Local Planning Authority (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 LPA dispenses with any such requirement specifically and in writing:
- a) A site investigation, including 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 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.

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 DME1 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and the National Planning Policy Framework (February 2019).

SCHEDULE OF CONDITIONS

- 19 · The development hereby permitted shall not be carried out except in complete accordance with approved document references 'Noise Impact Assessment (Dated November 2020)' and 'Proposed Noise Mitigation Plan (Dated January 2021)'. Thereafter the development shall be regularly audited and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To safeguard the amenity of the surrounding area in accordance Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy D14 of the London Plan (March 2021).

- 20 · The development hereby permitted shall not be carried out except in complete accordance with approved document references 'Noise Impact Assessment (Dated November 2020)' and 'Proposed Noise Mitigation Plan (Dated January 2021)'. Thereafter the development shall be regularly audited and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To safeguard the amenity of the surrounding area in accordance Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy D14 of the London Plan (March 2021).

- 21 · Prior to the construction of the reinstated section of the front brick boundary wall and/or repairs works to the retained sections of wall, a sample and product and manufacturer details of new brickwork shall be submitted to and approved in writing by the Local Planning Authority. A sample panel of the brick work shall be constructed on site and made available for inspection by a Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the character and appearance of the surrounding environment and setting of the Locally Listed Building in accordance with Policies HE1 and BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1, DMHB 3 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy HC1 of the London Plan (March 2021).

SCHEDULE OF CONDITIONS

- 22 · Prior to the construction of the reinstated section of the front brick boundary wall, details of the proposed footings shall be submitted to and approved in writing by the Local Planning Authority. If any remains of the original historic footing are found during works, the Local Planning Authority shall be notified in writing. The footings shall be recorded and retained in situ if they cannot be reused as part of the new structure. The record shall be submitted to the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the character and appearance of the surrounding environment and setting of the Locally Listed Building in accordance with Policies HE1 and BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1, DMHB 3 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy HC1 of the London Plan (March 2021).

- 23 · Prior to the construction of the reinstated section of the front brick boundary wall and/or repairs works to the retained sections of wall, appropriately scaled elevations of the retained sections of wall detailing the extent of repair works required, including re-pointing and replacement brickwork, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the character and appearance of the surrounding environment and setting of the Locally Listed Building in accordance with Policies HE1 and BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1, DMHB 3 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy HC1 of the London Plan (March 2021).

- 24 · Prior to the construction of the reinstated section of the front brick boundary wall and/or repairs works to the retained sections of wall, a detailed schedule of repairs works and a methodology statement for lime mortar pointing works, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the character and appearance of the surrounding environment and setting of the Locally Listed Building in accordance with Policies HE1 and BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1, DMHB 3 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy HC1 of the London Plan (March 2021).

SCHEDULE OF CONDITIONS

- 25 · Prior to the construction of the reinstated section of the front brick boundary wall and/or repairs works to the retained sections of wall, samples and details of the lime-based mortar mix shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be inspected on site. Details would need to include mortar mix ratios and the lime and sand product information. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the character and appearance of the surrounding environment and setting of the Locally Listed Building in accordance with Policies HE1 and BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1, DMHB 3 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy HC1 of the London Plan (March 2021).

- 26 · The lift shown on approved drawing reference 1051-053 Rev. E shall be provided prior to the occupation of the development.

REASON

To ensure that the development utilises inclusive design and is accessible to all user groups, in accordance with Policy D5 of the London Plan (March 2021).

- 27 · All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up-to-date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

REASON

To comply with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy, in accordance with Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy SI 1 of the London Plan (March 2021) and paragraph 170 of the National Planning Policy Framework (February 2019).

SCHEDULE OF CONDITIONS

- 28 . Prior to the occupation of the development, details of the adoption and publication of a 'no-idling' policy on-site shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the site shall be operated in strict accordance with the approved details.

REASON

To ensure that the development reduces and manages its air quality impacts in an Air Quality Management Area, in accordance with the National Planning Policy Framework (February 2019), Policy SI 1 of the London Plan (March 2021), Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

- 29 . No heavy maintenance activities are to take place on this site for as long as the development remains in existence.

REASON

To safeguard the amenity of the surrounding area in accordance Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy 7.15 of the London Plan (March 2016) and Policy D14 of the Publication London Plan (December 2020).

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).
- 2 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan 2021 and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM11	(2012) Sustainable Waste Management
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.HE1	(2012) Heritage

Part 2 Policies

DMAV 1	Safe Operation of Airports
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SCHEDULE OF CONDITIONS

DMCI 7	Planning Obligations and Community Infrastructure Levy
DME 2	Employment Uses Outside of Designated Sites
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 3	Locally Listed Buildings
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMHB 8	Registered Historic Parks, Gardens and Landscapes
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
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 5.17	(2016) Waste capacity
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.21	(2016) Contaminated land
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character

SCHEDULE OF CONDITIONS

LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.9	(2016) Heritage-led regeneration
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 4	NPPF-4 2018 - Decision-making
NPPF- 6	NPPF-6 2018 - Building a strong, competitive economy
NPPF- 9	NPPF-9 2018 - Promoting sustainable transport

- 3 . In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

- 4 . You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

- 5 . 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.

SCHEDULE OF CONDITIONS

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.

- 6 .
 1. Lime based products (lime mortar, renders and lime washes) should not be used when temperatures are liable to fall below 5°C (41°F) for several weeks/months after application.
 2. Following repair and reinstatement works the wall would need to be adequately protected, particularly if there is a risk of low temperatures or any other adverse weather conditions to prevent damage. However, air must still be able to circulate to ensure effective curing of the lime mortar.
- 7 . The Construction Logistics Plan should include an undertaking that Freight Operators Recognition Scheme (FORS) Silver standard must be held by drivers of vehicle visiting the development. This should also require that all reasonable endeavours are taken to ensure that only construction vehicles with Class VI mirrors and the highest category of Direct Vision Standard visit the site. Construction or delivery vehicles must not be parked on any street within the proximity of site. There should also be an undertaking that construction vehicles would not wait or idle run in the area to stop vehicles impeding the free flow of traffic and to reduce vehicle emissions. During the construction period a traffic marshal or banks man should be provided to guide construction vehicles in and out of the site.

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.: 3886/APP/2020/3751

SCHEDULE OF PLANS

DS29092001.03-B Arboricultural Impact Plan and Tree Protection Plan - received 16 Nov 2020

76646 Rev. 01 Interim Travel Plan (Dated 9th November 2020) - received 16 Nov 2020

Supporting Planning Statement (Dated November 2020) - received 16 Nov 2020

Tree Survey Report (Dated 13th October 2020) - received 16 Nov 2020

Utility Statement (Dated November 2020) - received 16 Nov 2020

76625-CUR-00-XX-RP-C-00002 V01 Drainage Strategy Report (Dated 30th October 2020) - received 16 Nov 2020

076625-CUR-00-XX-RP-C-00001 V02 Flood Risk Assessment (Dated 27th October 2020) - received 16 Nov 2020

076625-CUR-00-XX-RP-GE-001 Phase 1 Preliminary Site Assessment (Dated 11th August 2020) - received 16 Nov 2020

Preliminary Ecological Appraisal V 2.0 - received 16 Nov 2020

ENE-0972_Rev4 Air Quality Assessment (Dated 9th December 2020) - received 10 Dec 2020

76646 Rev. 04 Transport Assessment (Dated 28th January 2021) - received 28 Jan 2021

1051-059 Rev. C - received 26 Jan 2021

1051-053 Rev. E - received 04 Jan 2021

1051-058 Rev. B - received 04 Jan 2021

1051-060 Rev. A - received 04 Jan 2021

Design, Access and Heritage Statement Rev. B - received 04 Jan 2021

1051-051 Rev. K - received 21 Jan 2021

1051-054 Rev. E - received 21 Jan 2021

1051-055 Rev. F - received 21 Jan 2021

1051-065 Rev. E - received 21 Jan 2021

1051-066 Rev. C - received 21 Jan 2021

20-15481-1B - received 16 Nov 2020

90001 Rev. P02 - received 16 Nov 2020

Alternative Site Options for Abellio London (Dated October 2020) - received 16 Nov 2020

Noise Impact Assessment (Dated November 2020) - received 16 Nov 2020

76646 Construction Logistics Plan (Dated 6th November 2020) - received 16 Nov 2020

Construction Method Statement (Dated November 2020) - received 16 Nov 2020

1051-050 - received 16 Nov 2020

1051-049 - received 16 Nov 2020

Cover Letter (Dated 13th November 2020) - received 16 Nov 2020

Proposed Noise Mitigation Plan (Dated January 2021) - received 22 Jan 2021

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.