

**DELEGATED DETAILS DECISION**

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

**Case Officer**  
Katherine Mills

**Signature:**

**Date:** 4th January 2016

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** HPH 5 MILLINGTON ROAD HAYES

**Development:** Details pursuant to partial discharge of condition 14 (part 1;soil contamination) of planning permission ref: 45753/APP/2013/1980, dated 09-09-13 (Variation of condition 14 (contamination) of planning permission ref: 45753/APP/2012/2029, dated 05-07-13 (Erection of five storey building to provide 13,880sq.m of Class B1 (a) office floor space, provision of car parking spaces at surface and basement level, associated landscaping and ancillary works)

**LBH Ref Nos:** 45753/APP/2015/3147

**Drawing Nos:** Contamination Remediation Verification Report (Rev 3) (August 2015)

**Date of receipt:** 24/08/2015 **Date(s) of Amendment(s):**

### 1. MAIN PLANNING CONSIDERATIONS

The former Safeway's Industrial Estate was renamed Hyde Park Hayes Business Park. It is bounded to the north by Hyde Park Road and by Dawley Road to the west. Millington Road is a private road running through the business park and this forms the southern and eastern boundary of the red line site. The application site immediately adjoins part of a wider piece of land previously owned by Safeway's, although the proposal site was never occupied or operated as part of Safeway's headquarters. The site is located 700 metres to the south west of Hayes and Harlington Road Station (a future Cross Rail station) accessed via Station Road and approximately a 9-10 minute walk away.

The applicant seeks to discharge condition 14, part 1 (soil contamination) of planning permission ref: 45753/APP/2013/1980, dated 09-09-13, for the variation of condition 14 (contamination) of planning permission ref: 45753/APP/2012/2029, dated 05-07-13 (Erection of five storey building to provide 13,880sq.m of Class B1 (a) office floor space, provision of car parking spaces at surface and basement level, associated landscaping and ancillary works).

A separate application ref: 45753/APP/2015/3676 has been submitted to discharge condition 14, part 2 (soil contamination).

Condition 14, part 1 requires details of soil contamination. The Council's Environmental Protection Unit and the Environment Agency consider the submitted details to be acceptable.

The details submitted for condition 14, part 1, are acceptable.

It is therefore recommended that condition 14, part 1 (soil contamination) of planning permission ref: 45753/APP/2013/1980, dated 09-09-13, is discharged.

## **2. RECOMMENDATION**

### **APPROVAL**

### **INFORMATIVES**

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230