

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 LAND EAST OF THE FORMER EMI SITE BLYTH ROAD HAYES

Development: Details pursuant to conditions 39 (noise protection), 40 (vibration protection) and 42 (sound insulation) of planning permission ref. 51588/APP/2011/2253 dated 27/03/2012 (Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (class A3), community room (class D2), 5 x workshop units (class B1, B8 or A2 uses), and associated car parking and landscaping).

LBH Ref Nos: 51588/APP/2014/2965

Drawing Nos: Gatefold Development - Measurements and Analysis toward Discharging Noise-Related Planning Conditions Ref: PJB7200/13172

Date of receipt: 19/08/2014 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

INTRODUCTION

The application site is located on the southern side of Blyth Road, opposite the junction with Claredon Road. The site sits at the eastern end of the former EMI site. It is roughly rectangular in shape and lies to the south-west of Hayes Town Centre, approximately 250 metres west of Harlington Railway Station (via the subway under Station Road).

Planning permission 51588/APP/2011/2253 was granted 27/03/2012, for the Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (Class A3), community room (Class D2), 5 x workshop units (Class B1, B8 or A2 uses), and associated car parking and landscaping.

This application seeks to discharge conditions 39, 40 and 42, which are detailed below:

CONDITION 39

Works above ground other than demolition shall not commence until a scheme for protecting the proposed residential development from road and rail traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The scheme shall meet acceptable noise design criteria both indoors and outdoors and provide adequate ventilation to indoor areas. The scheme shall include such combination of sound insulation, acoustic ventilation and other measures as may be approved by the LPA. The scheme shall include provision of acoustic mitigation as recommended in Noise and Vibration Report ref: JAL6459 dated 7th September 2011. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

CONDITION 40

Development other than demolition and remediation shall not commence until a scheme for protecting the proposed development from vibration has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of land separation, vibration control techniques and other measures, as are agreed by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

CONDITION 42

No works above ground level other than demolition shall commence until a sound insulation scheme for the control of noise transmission to the adjoining residential premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

Details Submitted:

Gatefold Development - Measurements and Analysis toward Discharging Noise-Related Planning Conditions Ref: PJB7200/13172

Officer Comment:

The details relating to the discharge of conditions 39, 40 and 42 have been reviewed and no objection is raised to the discharge of these conditions.

The Environmental Protection Unit has been consulted, and no objections have been received. Accordingly, it is recommended that the conditions 39, 40 and 42 can be discharged.

2. **RECOMMENDATION**

APPROVAL

INFORMATIVES

- 1 You are advised that the double glazing acoustic specification recommendations and sound insulation and vibration isolation recommendations in Environmental Noise Assessment Report PJB7200/13172 need to be fully implemented.

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