

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 ST ANDREWS PARK HILLINGDON ROAD UXBRIDGE

Development: Details pursuant to conditions 72 (part iv) and 73 (part iv) and Condition 75 for Phase 2B (residential areas), of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for a new mixed used development at St Andrews Park (Former RAF Uxbridge Site).

LBH Ref Nos: 585/APP/2015/2691

Drawing Nos: Remediation Verification Report - Phase 2B (July 2015)

Date of receipt: 17/07/2015 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

Details pursuant to conditions 72 (part iv) and 73 (part iv) and Condition 75 for Phase 2B (residential areas), of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for a new mixed used development at St Andrews Park (Former RAF Uxbridge Site).

CONDITION 72

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, a scheme to deal with contamination within the relevant phase or component of the full planning element shall be submitted (in accordance with the Supplementary Planning Guidance on Land Contamination) to and approved in writing by the Local Planning Authority.

All works which form part of the remediation scheme for the relevant or component of the full planning element shall be completed before any part of the relevant phase/component of the full planning element of 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 Local Planning Authority dispenses with any such requirement specifically and in writing:

(iv) Upon completion of the remedial works, this condition will not be discharged for any phase until a verification report for the relevant phase has been submitted to and approved by the Local Planning Authority. The report shall include 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.

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) Planning Policy Statement 1 and Planning Policy Statement 23.

CONDITION 73

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of each phase of development or any of the elements of development for which full planning permission is hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the areas of the site within the relevant phase/relevant component of the full planning element shall each be submitted to and approved, in writing, by the local planning authority:

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON

To prevent the contamination of controlled waters from existing land contamination mobilised by the building work and new development in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) Planning Policy Statement 1 and Planning Policy Statement 23.

CONDITION 75

Prior to occupation of any part of a permitted phase of development, or any component of the full planning element, a verification report for that part of the phase/component of the full planning element, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the LPA. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

REASON

To protect controlled waters by ensuring remediation is completed to an acceptable level in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) Planning Policy Statement 1 and Planning Policy Statement 23.

Officer Comment:

The details relating to condition 72, 73 and 75 have been reviewed by the Council's Environmental Protection Unit who raise no objection to the discharge of the conditions.

The Environment Agency have also reviewed the submitted details and raise no objection to the discharge of the conditions.

The application has been reviewed by the relevant Council and external consultees and no objection has been raised to the submitted details.

The relevant consultees are satisfied with the proposals and therefore the conditions can be discharged.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

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