



Mr Tim Waters
Renew Planning
103 Freston Road
London
W11 4BD

Application Ref:
59872/APP/2015/1798

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:

Construction of a 4-storey University Technical College (UTC) on 'The Picturehouse' development plot together with associated improvements, including car and cycle parking, vehicular drop-off/pick-up zone formed off Blyth Road, landscaping and the provision of an electricity substation enclosure to the front.

Location of development: The Old Vinyl Factory Blyth Road Hayes

Date of application: 20 May 2015

Plan Numbers: See attached Schedule of plans

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

Head of Planning and Enforcement

Date: 12 October 2015

- 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: 59872/APP/2015/1798

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:

0453_SEW.UTC_7100 Rev 07

0453_SEW.UTC_7101 Rev 06

0453_SEW.UTC_7103 Rev 06

0453_SEW.UTC_7104 Rev 06

0453_SEW.UTC_7107 Rev 03

0453_SEW.UTC_7201 Rev 01

0453_SEW.UTC_7203 Rev 01

0453_SEW.UTC_7205 Rev 01

0453_SEW.UTC_7206 Rev 01

0453_SEW.UTC_7207 Rev 01

0453_SEW.UTC_9150 Rev 01

0453_SEW.UTC_9151 Rev 00

0453_SEW.UTC_9152 Rev 00

495-S2A-A-GF-DR-00-000E

495-S2A-A-GF-DR-00-001F

495-S2A-A-ZZ-DR-00-003B

495-S2A-A-GF-DR-01-100C

495-S2A-A-01-DR-01-101B

495-S2A-A-02-DR-01-102C

495-S2A-A-03-DR-01-103C

495-S2A-A-04-DR-01-104B

495-S2A-A-ZZ-DR-01-200B

495-S2A-A-ZZ-DR-01-201B

495-S2A-A-ZZ-DR-01-202B

495-S2A-A-ZZ-DR-01-203B

495-S2A-A-ZZ-DR-01-300B

495-S2A-A-ZZ-DR-01-301B

495-S2A-A-ZZ-DR-01-302B

495-S2A-A-ZZ-DR-01-310

495-S2A-A-ZZ-DR-01-311

495-S2A-A-ZZ-DR-01-312; 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: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

SCHEDULE OF CONDITIONS

- 3 · The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:
- Design and Access Statement
 - Energy Report
 - Acoustic Report
 - Air Quality Report
 - Drainage Strategy

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 Policies contained within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

- 4 · No development above damp proof course level shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. This should include details of high level plant enclosures and vents, rooflights, design of doors and windows, details of colour and finish of frames and glazing colour, signage, lighting scheme, projector screens and PVs. Details should include information relating to make, product/type, colour and photographs/images.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 5 · No development above damp proof course level shall take place until a landscape scheme has been 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

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b 120 cycle parking spaces/storage
- 2.c Means of enclosure/boundary treatments (including details for the mesh boundary fence and gates, to include density of mesh, colour and finish).
- 2.d Detail of vehicle access, pick up and drop off area and car parking layout to include 5 visitor disabled car parking spaces
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs

- 3.a Details of the inclusion of living walls and roofs or justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance

- 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

- 6.a Existing and proposed functional services above and below ground
- 6.b Proposed finishing levels or contours

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 BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

SCHEDULE OF CONDITIONS

- 6 · Prior to installation of any external branding and signage, plans and details which demonstrate all proposed branding and signage strategies for the building elevations and external areas, including lighting strategies, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 7 · The development shall not be occupied until a Community Use Plan, which demonstrates the extent of the proposed community uses in a form that can be secured by the Council, has been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development complies with London Plan Policy 3.16.

SCHEDULE OF CONDITIONS

- 8 (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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 9 · Prior to the commencement of development, a detailed plan showing how the details of the energy and CO2 reduction measures set out in the Global Academy UTC Energy Strategy Rev 6 (July 2015) will be included within the development shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- A full baseline of the expected performance of the building in KgCO2 and KWhr
- Details, specifications and drawings showing how the development will connect to the side wide district heating network (if appropriate) and the impact this has the baseline energy and emissions.
- Signed confirmation from the district heating network operators/owners of the ability and authorisation to connect to the site wide district heating network
- Full details of the renewable energy technologies including plans (such as roof plans for PVs), impact on the baseline emissions and the site operation, maintenance and monitoring.

The development shall proceed in accordance with the approved details.

Reason

To ensure the details of the final energy and carbon reduction measure meet the broad strategy submitted with the full planning application and that the development meets the 35% CO2 reduction target as described in Policy 5.2 of the London Plan.

- 10 · The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

SCHEDULE OF CONDITIONS

- 11 Prior to commencement, 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 The scheme shall follow the strategy set out in 'Drainage Strategy', produced by Enginuiti dated 1st of May 2015 Revision 1, and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided, calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Receptors

i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.

ii. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.

iv. identify vulnerable receptors, ie WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;

d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

incorporate water saving measures and equipment.

provide details of water collection facilities to capture excess rainwater;

provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.

Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

f) During Construction

How temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

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

SCHEDULE OF CONDITIONS

11

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

12

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures, noise limits and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

13

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

14

Prior to the development commencing, the applicant shall submit a Construction Management Plan and a Construction Logistics Plan in line with TfL guidance to the Local Planning Authority for its written approval. The Construction Management and Logistics Plan shall be tied in with The Old Vinyl Factory site wide Construction Management Framework.

REASON

To safeguard the amenity of surrounding areas in accordance with policies OE1 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 15 · Prior to the development commencing, the applicant shall submit a Delivery Servicing Plan to the Local Planning Authority for its written approval.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies OE3 and AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 16 · No development above damp proof course level shall take place until full details of the proposed 'Substation' have been submitted to and approved in writing by the Local Planning Authority. This should include details of dimensions, materials and details of colour and finish.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 17 · The development shall not be occupied until plans and details which demonstrate the design and internal layout of buildings and external areas are inclusive and accessible to all persons, including persons with disabilities, have been submitted to and approved in writing by the Local Planning Authority.

Details shall include:

- (i) A fire strategy document that provides sufficient detail to ensure the safety of disabled people in the event of a fire and emergency. Such detail should include provisions for evacuating disabled people, and/or details of a stay-put procedure.
- (ii) Suitable toilet and changing facilities for students who have complex care support needs should also be incorporated into the internal design layout, and to this end, a 'Changing Places' cubicle should be incorporated into the scheme.
- (iii) A lift management scheme which shall include details of (a) how the lift will be 'access controlled' so that its use is restricted to students and staff who cannot manage the stairs, and (b) a term time contract for lift maintenance to be in place to minimise breakdowns.

The approved facilities and should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure disabled persons are provided with adequate facilities and access to the development in accordance with Policies AM13 and R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (March 2015) Policies 3.1, 3.3 and 7.2.

SCHEDULE OF CONDITIONS

- 18 · The development shall not be occupied until a management plan for the proposed 'drop off/pick up' area has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the free flow of traffic and to protect pedestrian and highway safety in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 19 · No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the program for works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON

In order to protect the existing sewerage infrastructure in accordance with policy 5.14 of the London Plan (March 2015).

- 20 · No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012); and

To protect the ecological value of the area in accordance with Policy EC3.

INFORMATIVES:

- 1 · It is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Services will be required.
- 2 · 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

SCHEDULE OF CONDITIONS

Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 3 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation

Part 2 Policies

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 2.17	(2015) Strategic Industrial Locations
LPP 3.18	(2015) Education Facilities
LPP 4.6	(2015) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions

SCHEDULE OF CONDITIONS

LPP 5.3	(2015) Sustainable design and construction
LPP 7.6	(2015) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R16	Accessibility for elderly people, people with disabilities, women and children

4 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

5 . Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155). Provided the conditions and informatives as above are applied, I have no objection to the proposal on noise grounds.

6 . a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve

SCHEDULE OF CONDITIONS

access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

- 7 . Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.
- 8 . It is important that the acoustic specification recommendations in appendix B of AAD report ref: 15005/005/pm are implemented in full. Failure to comply with the recommendations could result in a requirement for expensive remedial works.

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.: 59872/APP/2015/1798

SCHEDULE OF PLANS

0453_SEW.UTC_7101 Rev 06 - received 13 Jul 2015
0453_SEW.UTC_7104 Rev 06 - received 13 Jul 2015
0453_SEW.UTC_7206 Rev 01 - received 19 Jun 2015
495-S2A-A-ZZ-DR-00-003B - received 15 May 2015
0453_SEW.UTC_7203 Rev 01 - received 19 Jun 2015
0453_SEW.UTC_7207 Rev 01 - received 17 Jul 2015
0453_SEW.UTC_9151 - received 15 May 2015
0453_SEW.UTC_9152 - received 15 May 2015
495-S2A-A-GF-DR-01-100C - received 15 May 2015
495-S2A-A-01-DR-01-101B - received 15 May 2015
495-S2A-A-04-DR-01-104B - received 15 May 2015
495-S2A-A-ZZ-DR-01-200B - received 15 May 2015
495-S2A-A-ZZ-DR-01-201B - received 15 May 2015
495-S2A-A-ZZ-DR-01-202B - received 15 May 2015
495-S2A-A-ZZ-DR-01-203B - received 15 May 2015
495-S2A-A-ZZ-DR-01-300B - received 15 May 2015
495-S2A-A-ZZ-DR-01-301B - received 15 May 2015
495-S2A-A-ZZ-DR-01-302B - received 15 May 2015
495-S2A-A-ZZ-DR-01-310 - received 15 May 2015
495-S2A-A-ZZ-DR-01-311 - received 15 May 2015
495-S2A-A-ZZ-DR-01-312 - received 15 May 2015
495_Global UTC_Design and Access Statement_15.05.1 - received 15 May 2015
495_Global UTC_Design and Access Statement_15.05.1 - received 15 May 2015
495_Global UTC_Design and Access Statement_15.05.1 - received 15 May 2015
495_Global UTC_Design and Access Statement_15.05.1 - received 15 May 2015
495_Global UTC_Design and Access Statement_15.05.1 - received 15 May 2015
495_Global UTC_Design and Access Statement_15.05.1 - received 15 May 2015
495_Global UTC_Design and Access Statement_15.05.1 - received 15 May 2015
495_Global UTC_Design and Access Statement_15.05.1 - received 15 May 2015
495_Global UTC_Design and Access Statement_15.05.1 - received 15 May 2015

Covering Letter - received 15 May 2015

Global UTC Travel Plan - received 15 May 2015

495-S2A-A-03-DR-01-103C - received 15 May 2015

495-S2A-A-02-DR-01-102C - received 15 May 2015

0453_SEW.UTC_9150 Rev 01 - received 19 Jun 2015

0453_SEW.UTC_7103 Rev 06 - received 13 Jul 2015

0453_SEW.UTC_7107 Rev 03 - received 02 Jul 2015

0453_SEW.UTC_7201 Rev 01 - received 19 Jun 2015

0453_SEW.UTC_7205 Rev 01 - received 19 Jun 2015

0453_SEW.UTC_7100 Rev 07 - received 13 Jul 2015

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 <http://.Planning-inspectorate.gov.uk>

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.