CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address
5 Otter House
Cowley Business Park
Cowley, Uxbridge
UB8 2AD

Client
Otter Estates Ltd

Report Reference
PH1-2023-000004

Prepared by
STM Environmental Consultants Ltd

Date
13/02/2023

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CONTAMINATED LAND RISK ASSESSMENT
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Site Address:	5 Otter House Cowley Business Park Cowley, Uxbridge UB8 2AD
Site Coordinates:	505068, 182754
Prepared for:	Otter Estates Ltd
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3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Otter Estates Ltd (Client).

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report. Furthermore, STM accepts no liability whatsoever for any loss or damage arising from the interpretation or use of the information contained within this report. Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at 5 Otter House, Cowley Business Park, Cowley, Uxbridge UB8 2AD and is centred at national grid reference 505068, 182754. The site has an area of approximately 0.36ha.
Current Site Use	The site currently comprises vacant offices and associated car parking spaces. The main current uses in the immediate surrounding area include commercial and residential properties, with Industrial uses to the W.
Proposed Development	The development proposal is for the "*Change of use from offices (Use Class B1a) to residential use (Use Class C3) to create 36 studio apartments"*. It is understood that there are proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site in c.1866 comprised undeveloped land. By c.1932-35, the site was part of a Sports Ground until c.1962-63. Maps from c.2001 show 1no. building was developed on site, and by c.2003, the shape of the building resembled the present day layout. No further changes occurred between then and the present day. The immediate surrounding area has been predominantly residential and commercial, with Industrial uses further S and W.
Geology	According to the BGS, the site is located on bedrock of London Clay Formation comprising Clay, Silt, and Sand. The superficial deposits are Alluvium comprising Clay, Silt, Sand and Gravel.
Topography	The site is at an elevation of approximately 25-40 mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by a Secondary A Superficial Aquifer and an Unproductive Bedrock Aquifer
Hydrology	The nearest surface water feature is the Grand Union Canal which is located approximately 18m W of the site.
Ecology	There are no ecological receptors located on or within 250m of the site.
Contamination Assessment	While no site potentially contaminative land uses (PCLUs) have been identified, off site PCLUs include Electricity Substation (adjacent NW, 30m S), Works (50m W), Depot (50m W), and a Landfill Site (241m W). A conceptual site risk model was developed and a qualitative risk assessment carried out. Potentially significant potential pollutant linkages were identified in respect of: • Human Health Receptors (i.e. Future Occupiers/Users) via ingestion, and dermal absorption; and • Property Receptors – i.e. Buildings & Services. The identified risks are considered to be Low-Moderate.

Recommendations	Given that potentially significant potential pollutant linkages were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Otter Estates Ltd (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at 5 Otter House, Cowley Business Park, Cowley, Uxbridge UB8 2AD.

The study is required to support the discharge of Condition 5(a) attached to planning permission 63329/APP/2021/1326 (Refer to Appendix 1 for the Decision Notice).

5.1 Development Proposal

The development proposal is for the "*Change of use from offices (Use Class B1a) to residential use (Use Class C3) to create 36 studio apartments"*. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in Appendix 2.

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation "contaminated land" is defined as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(a) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant –> Pathway –> Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle 'requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.

- Historical Ordnance Survey Maps
- Local Authority Planning Application Portal
- Groundsure Enviro Insight Report & Historical Maps
- Bomb Sight Web Map Service for UXO

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at 5 Otter House, Cowley Business Park, Cowley, Uxbridge UB8 2AD and is centred at national grid reference 505068, 182754. The site has an area of approximately 0.36ha.

The site lies within the jurisdiction of London Borough of Hillingdon Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The site currently comprises vacant offices and associated car parking spaces.

7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Land Use Description
Northern	Commercial
Eastern	Adjacent Road (Cowley Business Park)/ Fray's River
Southern	Commercial
Western	Grand Union Canal

Figure 1: Site Location and Aerial Map

8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in Appendix 3. A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1866 1:528 1:2,500	Site comprised undeveloped land.	The surrounding area comprised predominately undeveloped lands, with some developments, potentially residential, to the east. 3no. Orchards 150m NE, 160m NE, 190m SE
1868 1:10,560	No significant changes.	No significant changes.
1878-79 1:2,500	Blank map.	Blank map.
1881-82 1:10,560	No significant changes.	No significant changes.
1894-1900 1:2,500 1:10,560	No significant changes.	Orchards 150m NE no longer present. Uxbridge Sewage Works 180m NW. Smithy 240m E.
1914 1:2,500	No significant changes.	Uxbridge Sewage Works 180m NW relabelled as Sewage Works (Uxbridge U.D Council) and is now 140m NW. Tanks associated with Sewage Works 160m NW. Filter Beds 190m NW.
1920 1:10,560	No significant changes.	No significant changes.
1932-35 1:2,500 1:10,560	Site and immediate surrounding area are now labelled Sports Ground.	Orchards 190m SE no longer present. Smithy 240m E no longer labelled. Sludge Beds 210m NW.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1938 1:10,560	No significant changes.	No significant changes.
1960 1:10,560	No significant changes.	Residential development to the E. Sewage Works (Uxbridge U.D Council) 200m NW no longer present. Neptune Works 220m S as relabelled Works.
1962-68 1:1,250	Site is no longer labelled a Sports Ground.	Widescale Industrial development to the W. Builder's Yards 140m S Multiple Works 50m to 250m W & NW of the site and 1no. Works 120m SW. 5no. Depots 50m W, 95m W, 150m NW 200m NE and 210m NE. 2no. Factories 130m NW, 150m NW and 180m NW.
1970 1:10,000	No significant changes.	Partial mapping; Works 120m N.
1971-78 1:1,250 1:2,500 1:10,560	No significant changes.	Multiple Works 50m to 250m W & NW of the site relabelled Engineering Works. Works 70m NW now relabelled as Vehicle Repair Works. Works 120m S relabelled as Transport Depot. Works 140m SW now relabelled as Uxbridge Works (building products). 3no. Tanks 170m SE, 200m SW and 220m SW associated with Works labelled. Depot 190m NE relabelled as GPO Maintenance Works. Works 120m N relabelled as Gas Works. 2no. Tanks 80m W and 95m NW. 5no. Electricity Substation 120m W, 130m E, 140m, 200m NW, and 210m NW 2no. Builders Yard 160m W and 210m SE. Engineering Works 220m S.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
		Chemical Works 160m NW and associated Tank 190m NW.
1986 1:2,500	Blank site.	Partial mapping; no significant changes.
1988-1995 1:1,250 1:10,000	No significant changes.	Multiple Engineering Works 50m to 250m W & NW of the site relabelled as Works. 3no. Builder's Yard 140m S, 160m W and 210m SE no longer labelled. Vehicle Repair Works 70m NW now relabelled as Works. Transport Depot 120m S relabelled as Depot. GPO Maintenance Works 190m NE relabelled as Works. Tanks 170m S.
2001 1:10,000	1no. building developed.	No significant changes.
2003 1:1,250	Shape of the building is now L-shaped, resembling the present day layout.	3no. Electricity Substation adjacent NW, 30m S and 70m N.
2010 1:10,000	No significant changes.	The surrounding area is now labelled 'Business Park'. Uxbridge Works (building products) 140m SW demolished and site is now used as Car Park.
2023 1:10,000	No significant changes.	No significant changes.
Current Use	The site currently comprises vacant offices and associated car parking spaces.	The main current uses in the immediate surrounding area include commercial and residential properties.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess

the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in Appendix 4. The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of London Clay Formation comprising Clay, Silt, and Sand. The superficial deposits are Alluvium comprising Clay, Silt, Sand and Gravel.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site. No relevant information was identified.

9.2 Hydrogeology

The Environment Agency classifies the superficial deposits as a Secondary A Aquifer. The bedrock is classified as an Unproductive Aquifer. There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

No Surface Water or Potable Water Abstraction Licenses were identified on or within 2000m of the site.

However, the following Groundwater Abstraction Licenses was identified within 1000m of the site:

Table 3: Groundwater Abstraction Licenses identified within 1000m of the site

Point	Status	Details	Source	Distance/ Direction
BOREHOLE A & B AT IVER LANE, UXBRIDGE	Historical	Process water	THAMES GROUNDWATER	245m W
WET GRAVEL PIT AT IVER LANE, UXBRIDGE	Historical	Process water	THAMES GROUNDWATER	539m W

9.4 Groundwater Level

According to BGS, the groundwater is likely to be less than 3.0 metres below the ground surface for at least part of the year.

9.5 Hydrology

The nearest surface water feature is the Grand Union Canal which is located adjacent W of the site.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The risk of fluvial and tidal flooding is considered to be low. The site is located within Flood Zone 1, which is defined as land having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at Low risk of surface water flooding. Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Moderate.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

However, 2no. Environmentally Sensitive Sites (Green Belts) were identified 216m W and 240m W of the site.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to Google Earth, the general site level is between 25-40mAOD.

9.10 Waste Disposal Activities & Landfill Sites

The following Historical Landfill site and Licensed Waste sites were identified within 250m of the site:

Table 4: Historical and Licensed Waste sites identified within 250m of the site

Site Address	Waste Type	Date	Distance/ Direction
47 Wallingford Road, UXBRIDGE, Hillingdon, UB8 2RW	Waste Transfer Station	02/07/2012	65m SW
A1 Uxbridge Waste Ltd	Transfer Station taking Non-Biodegradable Wastes	Issue Date: 06/09/1999 Effective Date: 26/10/2004	98m NW
Wallingford Road, Uxbridge	Transfer Station taking Non-Biodegradable Wastes	Issue Date: 06/09/1999 Effective Date: 21/06/2007	112m W
Wallingford Road	Material	Issue Date:	113m W

Site Address	Waste Type	Date	Distance/ Direction
Recycling Facility	Recycling Treatment Facility	16/10/2012 Effective Date: 19/11/2015 & 27/11/2020	
Woodlands Park, Slough Road, Iver Heath, Buckinghamshire	Inert, Industrial, Commercial, Household, Special Environmental Permitting	Licence Issue: 09/03/1978 Licence Surrender: 20/05/1993	241m W

9.11 Petrol and Fuel Sites

No Petrol or Fuel Sites were identified on or within 250m of the site.

9.12 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.13 Dangerous or Hazardous Sites

The following Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified within 250 m of the site:

Table 5: COMAH or NIHHS sites identified within 250m of the site

Company	Operational Status	Distance/Direction
Calor Gas Ltd, Wallingford Road, Uxbridge, UB8 2RW	Historical NIHHS Site	44m W
British Gas, Uxbridge Holder Station, Cowley Mill Road, Uxbridge	Historical NIHHS Site	179m N
Calor Gas Limited, Uxbridge Calor Depot, Bridge Works, Iver Lane, Uxbridge, Greater London, UB8 2JG	Current COMAH Site	201m S

9.14 Hazardous Substance Storage/Usage

The following consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015 was identified within 250m of the site:

Table 6: Hazardous Substance Storage/Usage sites identified within 250m of the site

Site Address	Details	Application Date	Application Status	Distance/ Direction
Calor Gas Limited, Wallingford Road Industrial Estate, Wallingford Road, Uxbridge, Middlesex, England, UB8 2XS	Application for consent under the provision of the Planning (Hazardous Substances) Act 1990 for the storage of liquified petroleum gas.	21/01/2004	Approved	159m S

9.15 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 250m of the site.

9.16 Part A(1) and IPPC Authorised Activities

The following Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified within 250m of the site:

Table 7: Part A(1) or IPPC sites identified within 250m of the site

Operators	Installation Name	Processes	Permit Information	Distance/ Direction
UNITED ANODISERS LIMITED	LHT ANODISERS LTD EPR/QP3734NF	SURFACE TREATING METALS AND PLASTICS; ELECTROLYTIC/CHEMICAL >30 CU M	QP3734NF & AP3233BR	122m NW

9.17 Part A(2) and Part B Activities and Enforcements

No Part A(2) and Part B Activities and Enforcements were identified on or within 250m of the site.

9.18 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.19 Discharge Consents

No Red List Discharge Consents were identified on or within 250m of the site.

However, the following Licensed Discharge Consents were identified within 250m of the site:

Table 8: Licensed Discharge Consents site identified within 250m of the site

Site Address	Effluent Type	Receiving Water	Effective Date- Revocation Date	Distance/ Direction
Uxbridge Business Park, High Street, Cowley Middlesex	Miscellaneous Discharges - Surface Water	River Frays	Effective Date: 09/04/1990 Revocation Date: 09/06/2005	96m E
Phase Three, Cowley Business Park, Uxbridge Middlesex	Miscellaneous Discharges - Mine/Groundwater as Raised	River Frays	Effective Date: 19/02/1997 Revocation Date: 20/10/1998	108m N
Ferndale Crescent, Uxbridge,	Sewage Discharges - Pumping Station - Water Company	River Frays	Effective Date: 03/09/2010 Revocation Date: 19/08/2014	156m SE
91 Cowley Road, Uxbridge, Middx, 91 Cowley	Miscellaneous Discharges - Unspecified	River Frays	Effective Date: 19/12/1955 Revocation Date:	205m NE

Site Address	Effluent Type	Receiving Water	Effective Date-Revocation Date	Distance/ Direction
Road Uxbridge Middx			06/12/1991	

9.20 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 Dangerous Substances Inventory Sites were identified on or within 250m of the site.

However, the following List 2 Dangerous Substances Inventory Sites was identified within 250m of the site:

Table 9: Licensed Discharge Consents site identified within 250m of the site

Site Name	Authorised Substances	Receiving Water	Distance/ Direction
LHT Group Holdings, Wallingford Rd, Uxbridge	Chromium, Copper, Lead, Nickel, Zinc	N/A	134m NW

9.21 Pollution Incidents

No Pollution Incidents occurred on or within 50m of the site.

9.22 Coal Mining

The site is not located in an area potentially affected by Coal Mining.

9.23 Non-Coal Mining

No Non-Coal Mining Areas were identified on or within 50m of the site.

9.24 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. Therefore, it is unlikely to be affected by Radon.

9.25 Asbestos within Buildings

The information available indicates that the building on the site was developed prior to 2010. It is therefore considered possible that Asbestos may exist within them and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment. An Asbestos survey is recommended.

9.26 Unexploded Ordnance

Although a detailed Unexploded Ordnance (UXO) risk assessment in line with CIRIA C681 is beyond the scope of this report, the Bomb Sight website (www.bombsight.org) was checked to see if the site may have been affected. Unfortunately, the website was not available at the time this report was completed.

10 RELEVANT PLANNING HISTORY

London Borough of Hillingdon Council's online planning portal was searched in an effort to identify any relevant planning applications. No planning applications were identified for the site.

10.1 Planning Applications for Adjacent Sites

Table 10 below provides a summary of the previously submitted planning applications identified for nearby sites. Although other planning applications were identified nearby sites; they were not deemed relevant to this report.

Table 10: Summary of planning applications for adjacent sites

Application Reference	Date	Description of Proposal	Status
53180/APP/2021/1325	01-04-21	Change of use from offices (Class B1a) to 51 studio apartments (Class C3) (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - **4 Waterside House, Cowley Business Park, Cowley, Uxbridge, UB8 2FN (adjacent S)**	Granted With Contaminated Land Condition
45818/APP/2020/1812	09-08-20	Conversion of offices (Class B1(a)) to residential use (Class C3) to accommodate up to 20 dwellinghouses (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) - **2 Cowley Business Park, Try House High Street Cowley UB8 2AL (148m S)**	Granted With Contaminated Land Condition
47754/APP/2017/1245	11-08-17	Details pursuant to conditions 8 (contaminated land), 9 (remediation) and 10 (lighting) of planning permission ref. 47754/APP/2015/3217 dated 03-02-2016 "Erection of a three storey rear office extension and ground floor front entrance lobby extension to existing office building together with provision of an additional nine car parking spaces, new covered cycle parking and enhanced landscaping" - **Building 3, Teal House, Cowley Business Park High Street Cowley UB8 2AD (85m S)**	Condition Discharged*
47754/APP/2015/3217	29-01-16	Erection of a three storey rear office extension and ground floor front entrance lobby extension to existing office building together with provision of an additional nine car parking spaces (increased from 102 to 111), new covered cycle parking and enhanced landscaping - **Building 3, Teal House, Cowley Business Park High Street Cowley**	Granted With Contaminated Land Condition*

Application Reference	Date	Description of Proposal	Status
		UB8 2AD (85m S)	

**Contaminated Land Reports identified in the search are summarised in the sections below.*

11 REVIEW OF PREVIOUSLY SUBMITTED RELEVANT REPORTS

11.1.1 Building 3, Teal House, Cowley Business Park High Street Cowley UB8 2AD

A Phase 1 Contaminated Land Report (ref: 772438-REP-ENV-001; dated November 2014) by MLM Consulting Engineers Ltd was identified for the above site located 85m S of the site in question, attached to the planning application 47754/APP/2015/3217.

MLM's review of available historical maps indicated that the site comprised woodland until c.1970, when it was developed as a Builder's Yard. In c.1992 the site and immediate surroundings were developed as part of the Cowley Park Business Estate which is when the 3-storey Teal House and associated Car Park were constructed, after which no further changes occurred.

MLM undertook a site walkover on the 6th November 2014, at which time construction work was observed. The site comprised 2no. buildings; Teal House and an Electricity Substation along the north-western corner of the site. An Asbestos Tag was seen located on the Electricity Substation building. Asbestos Containing Materials (ACMs) were thought to potentially be present within the buildings given the age of the property. White staining was observed on pipes which drain onto the surrounding hardstanding.

The report identified potential sources of onsite contamination as a Builder's Yard, Made Ground, Electricity Substation and the Alluvium geology. Potential sources of offsite contamination include a Depot with Storage Tanks (100m W) and Car Mechanics (100m S).

As such, they considered there to be a potential risk to human health, building services, and groundwater receptors, and recommended that a Phase 2 Intrusive Investigation be undertaken in order to quantify the risk, including the installation of monitoring wells.

A Phase 2 Geo-Environmental Assessment Report (ref: 724089-REP-ENV-0010; dated 30 April 2015) by MLM Consulting Engineers Ltd was identified for the same planning application for the same site.

The site investigation was undertaken by MLM on the 19TH March and 8th April and included the following:

- 1no. cable percussion borehole (CP1) to a depth of 12mbgl;
- 3no. windowless sampler boreholes (WS1-WS3) to a depth of 4mbgl;
- 2no. machine excavated trial pits (TP1-TP2) to a depth of 1.20mbgl;
- 3no. hand dug trial pits (HP1-HP3) to depths between 0.10-1.00mbgl;
- 3no. dynamic cone penetrometers (DCP1-DCP3) to depths between 0.50-0.56mbgl; and
- 1no. concrete core (C1) to a depth of 0.40mbgl.

MLM state no obvious visual or olfactory evidence of contamination was noted at the site. Made Ground, including fragments of brick and concrete fragments was identified in all exploratory holes across the site to a maximum depth of 1.60mgl.

4no. soil samples (BH1, WS1-WS3) were sent for chemical analysis, including Heavy Metals, PAHs and TPHs. A generic quantitative risk assessment was carried out based on a commercial end use scenario. Asbestos fibres were not identified in any of the two samples tested. MLM state no exceedances were identified.

The report states that upon further investigation, it was confirmed that the Electricity Substation was built post 1970 (the period after PCBs were banned in the UK) and that it was well maintained. Therefore, no PCB testing was considered necessary.

Groundwater and ground gas monitoring standpipes were installed in 3no. locations (WS1-WS3). 1no. groundwater sample was taken but damaged in transit, preventing testing taking place. Monitoring of ground gas, organic vapour concentrations and groundwater levels by MLM was undertaken on 3no. occasions between 19 March and 8 April. A maximum Methane concentration of <0.1% v/v and a Carbon Dioxide concentration of 0.2% v/v was identified. A GSV of 0.0012 l/hr and 0.0024 l/hr was calculated for Methane and Carbon Dioxide respectively. Therefore, MLM concluded that there was no potential risk to human health for the inhalation of vapour generated by organic compounds in soil.

Although 1no. exceedance of Chromium (83ug/l) was identified above the DWS and EQS (50ug/l) in soil leachate testing, levels of Chromium in soil were not elevated in respect of human health GAC and no drinking water abstractions were present within 2km of the site. Additionally, MLM state the Grand Union Canal is likely to be lined with brick or clay offering some protection to the water, and the surrounding area has also been predominantly Industrial. Therefore, the report concluded that further assessment of Chromium in relation to groundwater risks was not considered to be necessary.

Therefore, the report concluded that remediation was not considered necessary for the intended development.

A Topsoil Analysis Letter (ref: 162369; dated 16th January 2017) by H. Sivyer Transport Ltd was identified for the above site attached to the planning application 47754/APP/2017/1245.

1no. soil sample was sent for chemical analysis, including Heavy Metals, PAHs and TPHs. A generic quantitative risk assessment was carried out based on a residential with homegrown produce land use scenario. None of the levels exceeded their guideline values.

An Excel Spreadsheet (ref: S16_8274) was identified on the same planning application for the above site. 2no. samples (CL/1633277 & CL/1633278) were sent for chemical analysis, including Heavy Metals, PAHs, PCBs and TPHs. No value exceeds the GAC for residential with homegrown produce land use scenario.

No other reports were identified using the online planning portal. The Contaminated Land Condition was discharged. Based on evidence from Google Maps Imagery (c.2020), the proposed development has not yet been completed.

12 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been provided by the Client, are presented in Appendix 5.

13 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

13.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

A summary is provided in Table 11 below.

Table 11: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Electricity Substation	Electricity Substation	c.2003	Current (2023)	NW S	Adjacent 30
Works	Road Vehicles: Transport and Haulage Centres	c.1962-68	Current (2023)	W	50
Depot	-	c.1962-68	Unknown	W	50
Landfill Site	Waste: Landfills and Other Waste Treatment & Disposal Sites	c.1978	Current (2023)	W	241

Typical contaminants that may be associated with the above PCLUs are:

- Acids & Alkalis
- Asbestos
- Chlorinated & Non-Chlorinated Solvents
- Fuels & Fuel Oils
- Heavy Metals
- Landfill Gases: Methane & Carbon Dioxide
- Organic & Inorganic Compounds
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Total Petroleum Hydrocarbons (TPHs)
- Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

13.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

13.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

13.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the Secondary A Superficial Aquifer.

13.2.3 Potential Surface Water Receptors

A potential surface water receptors include the Grand Union Canal adjacent W.

13.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

13.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

13.3 Potential Pathways

13.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

- Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
- Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
- Inhalation of contaminated soil, fugitive dust and vapours.
- Explosion of landfill gases leading to death/injury

13.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

13.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

13.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

13.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

13.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
- Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1b)
- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
- Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1d)
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

14 QUALITATIVE RISK ASSESSMENT

For land to be considered ‘contaminated land’ under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers “Likelihood” and “Severity” to assess the magnitude of the potential risk. The methodology is summarised in Appendix 6.

Table 12 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 12: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	**Potential Contaminants Associated with Offsite Land Uses as a 2no. Electricity Substations, Works, Depot and a Landfill Site, :** i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Landfill Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, PAHs, TPHs and VOCs										
	On and Off-Site Contaminants				**On Site Contaminants**		**On Site Contaminants**			**On and Off-Site Contaminants**	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties						Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes	
Potential Receptors	**ON SITE HUMANS (AFTER COMPLETION)** Future Occupiers & Visitors		**ON SITE HUMANS (DURING DEVELOPMENT)** Construction Workers		**OFF SITE HUMANS** Neighbours		**GROUND WATER** Secondary A Superficial	**SURFACE WATER** Grand Union Canal	**ECOLOGICAL** None	**ON SITE PROPERTY** Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ Death	Explosion/ Methane build-up in confined spaces	Deterioration of groundwater quality	• Deterioration of surface water quality • Ecological impacts	Deterioration of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	**Yes**	**Yes**	**Yes**	**Yes**	**No**	**No**	**Yes**	**Yes**	**No**	**Yes**	**Yes**
PPL ID	**PPL1a**	**PPL1b**	**PPL1c**	**PPL1d**	**PPL2a**	**PPL2b**	**PPL3**	**PPL4**	**PPL5**	**PPL6a**	**PPL6b**
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)	Improbable (1)
UPDATED RISK	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Low to Moderate (6)	Very Low (3)
POTENTIALLY SIGNIFICANT?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

14.1 Assessment of Potential Significance of Potential Pollutant Linkages

14.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a is considered likely to have the potential to be significant as the potentially contaminative land uses listed in Table 12, were identified on and within 241m of the site. As the proposal is to introduce residential dwellings with soft landscaping, it is possible that human health receptors (i.e. groundworkers and future occupiers of the dwellings) could be exposed to any potential contamination via the direct contact pathway after completion.

PPL1c is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by construction workers. PPL1c is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on and within 241m of the site, it is considered that any potential risks can be satisfactorily reduced so long as Construction Workers implement standard health and safety measures as described in Sections 16.3.

PPL1b and PPL1d are concerned with the risk of injury/death of future occupiers, construction workers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b and PPL1d are considered unlikely to have the potential to be significant. Whilst potential sources of explosive ground gases and/or vapours (i.e. Works, Landfill Site) were identified within 241m of the site, due to the distance and as a Canal is present between the potential sources and the site in question, the risk is considered to be low.

14.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant as no potentially contaminative land uses were identified on the site.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to have the potential to be significant as no potential sources of explosive ground gases and/or vapours (i.e. Landfills, Minable Coal, Petrol Stations etc.) were identified on the site.

14.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered unlikely to have the potential to be significant as no potentially contaminative land uses were identified on the site.

14.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered unlikely to have the potential to be significant. It is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact surface water receptors.

14.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of deterioration of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

14.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. PPL6a is considered to have the potential to be significant as potentially contaminative land uses were identified on and within 50m of the site.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered unlikely to have the potential to be significant for the same reasons as PPL1b and PPL1d.

15 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application seeking Condition 5(a) attached to planning permission 63329/APP/2021/1326.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). No on site have been identified, while off site PCLUs include an Electricity Substation (adjacent NW, 30m S), Works (50m W), Depot (50m W), and a Landfill Site (241m W).

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 13 below.

Table 13: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**Yes**	**Low to Moderate**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**
On-Site Human Health (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**No**	**Low**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**No**	**Low**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**
Groundwater	Percolation/Leaching	Adverse groundwater quality	**No**	**Very Low**

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	**No**	**Very Low**
Ecology	Ingestion/Absorption	Adverse health Injury/Death	**No**	**Very Low**
Property	Physical Contact/Absorption	Damage to building and services	**Yes**	**Low to Moderate**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	**No**	**Very Low**

16 RECOMMENDATIONS

16.1 Intrusive Site Investigation

Given that potentially significant potential pollutant linkages (PSPPLs) were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.

16.2 Watching Brief and Discovery Strategy

Therefore, it is recommended that a "watching brief" is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client's Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary, to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

16.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

- Provision of appropriate Personal Protective Equipment (PPE);
- Availability of site welfare;
- Good personal hygiene, washing and changing procedures;

- Daily safety briefings.

16.4 Services

The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites'*, issued in January 2011 by the UK Water Industry Research.

17 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

18 APPENDIX 1 – DECISION NOTICE

Mr Harry Johnson
Mialex
Workplace, 4th Floor Churchgate House
56 Oxford Street
Manchester M1 6EU

Application Ref: 63329/APP/2021/1326

Process set out by condition O.2 of Schedule 2 Part 3 Class O of the Town and Country Planning(General Permitted Development) Order 2015 (as amended)

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS REQUIRED AND GRANTED** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the approved details shown below:

Address of the proposed development:

5 Otter House, Cowley Business Park High Street Cowley Uxbridge

Description of proposed development:

Change of use from offices (Use Class B1a) to residential use (Use Class C3) to create 36 studio apartments (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Date of application:

01 April 2021

Plan Numbers:

Covering letter dated 1st April 2021 - received 06 Apr 2021
21-1393-02F - received 06 Apr 2021
21-1393-01C - received 06 Apr 2021
DAT/9.3 - received 06 Apr 2021
OHCB.05.PR.BP - received 06 Apr 2021
DAT/9.1 - received 06 Apr 2021
DAT/9.1 - received 06 Apr 2021
Location Plan - received 06 Apr 2021

Reasons for Approval:

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the Council has assessed the impacts of the proposal and considers that there would be no unacceptable impacts with regard to (a)

transport and highways impacts of the development, (b) contamination risks on the site, (c) flooding risks on the site, and (d) impacts of noise from commercial premises on the intended occupiers of the development, and (e) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

CONDITIONS:

1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

21-1393-02F
21-1393-01C

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 (2021).

2 Prior to the occupation of the development, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

1. 36 residential car parking spaces with markings, plus 2 additional visitor parking,
2. 10% of parking should be dedicated to blue badge holders
3. 20% of parking being provided with active electrical charging points and the remaining 80% as passive provision
4. 2 motorcycle parking spaces with anchor points,
5. Secure and covered cycle parking/ storage spaces for a minimum of 36 bicycles,
6. Details of a refuse and recycling management scheme, including details of storage facilities which should be located within/close to the building entrance(s) and also a collection day storage area close to the site access, together with appropriate management arrangements in order to aid collection
7. 1 on-site delivery/servicing bay.

Thereafter, they shall be implemented and permanently retained and used for no other purpose.

REASON
To ensure adequate parking is provided and to promote sustainable modes of transport, in accordance with Policies DMT 5 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies T5, T6 and T6.1 of the London Plan (2021).

3 Prior to commencement of development, a strategy for ceasing usage of all additional and surplus car parking on site over and above the 38 proposed off street car parking spaces to serve the development hereby approved,shall be submitted to and approved in writing by the local planning authority. This surplus car parking shall at no time be leased or sub-let or used as car parking thereafter.

REASON
To ensure adequate parking is provided and to mitigate against highways impact, in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies T6 and T6.1 of the London Plan (2021).

4 The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON
To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).

5 (i) The development shall not commence until a scheme to deal with contamination has been submitted to and approved by the 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 the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A detailed Phase 1 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 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 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. 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 Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

6 The development must achieve the following internal noise levels:
Indoors 35 dB LAeq,16hrs daytime (07.00 to 23.00hrs);
Inside bedrooms 30 dB LAeq,8hrs night-time (23.00 to 07.00hrs);
Inside bedrooms 45 dB LAFmax to be exceeded no more than 15 times per night-time from sources other than emergency sirens.

Prior to occupation of the first residential unit, a report must be submitted to the Council confirming that these standards (through appropriate acoustic mitigation if necessary) will be met unless otherwise agreed in writing with the Local Planning Authority. These levels (or alternative as agreed in writing with the Local Planning Authority) must be maintained as a minimum within the development throughout its lifetime.

REASON
To ensure that an acceptable level of noise can be maintained within the development in accordance with Policy EM8 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy D14 of the London Plan (2021).

7 Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. 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).
(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 approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON
To safeguard the amenity of surrounding areas in accordance with the Hillingdon Local Plan Part 2 (2020).

8 No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy SI5 of the London Plan and will:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

iv. provide details of water collection facilities to capture excess rainwater;

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

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 the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policy SI5.

9 Prior to the occupation of the development, the following details shall be submitted to and approved in writing by the Local Planning Authority

1) a plan showing the location of all pumps (temporary and permanent) used for water management purposes located within the applicants land ownership (red and blue line area) shall be submitted to and approved in writing.

2) Details of each pumps usage, purpose and duration.

The pumps shall be maintained by the applicant for the lifetime of the development.

REASON
To ensure the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policy SI5.

INFORMATIVES:

1. Please note that pursuant to paragraph O.2(2) of the GPDO 2015 (as amended), development permitted under Class O is subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

2. Please not that pursuant to paragraph W(12)(a) of the GPDO 2015 (as amended), development permitted under Class O is subject to the condition that it must be carried out in accordance with the details approved by the local planning authority.

3. Please ensure that a Building Regulations application is submitted for this work, please visit Hillingdon Building Control website for the application forms.

Additional Informative:

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.

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.

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.

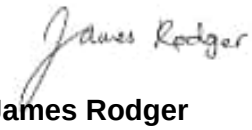
With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A

completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

If during the course of development protected species are discovered the developer must contact Natural England to seek further advice.

END OF SCHEDULE

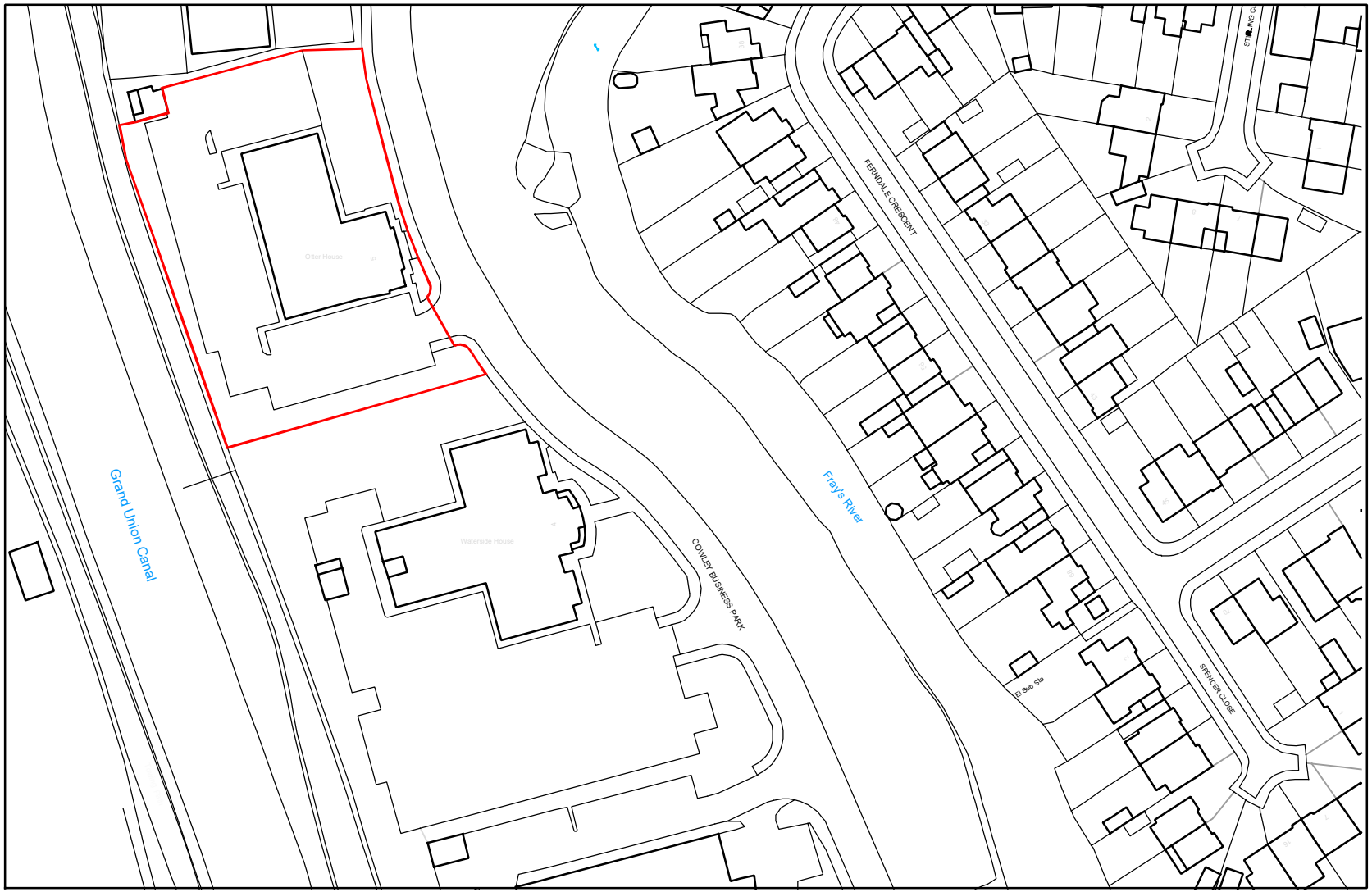


James Rodger
Head of Planning, Transportation and Regeneration

Date: 21 May 2021

Address:
Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

19 APPENDIX 2 – PROPOSED DEVELOPMENT PLANS



location plan

1:1250

0 50

N

ground

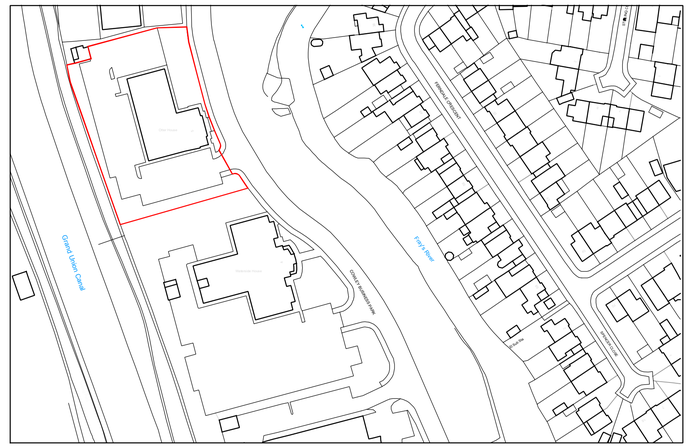
first

NOTE: No existing walls or structural elements to be removed without the prior approval of the client's structural engineer

Scheme subject to Building Regulation approval

OVERLAY POINT

OVERLAY POINT



location plan
1:1250
0 50

N

N

1:100
0 5

PD conversion

Otter House 5 Cowley Business Park

As proposed

DRAWING STATUS

Preliminary	☐	Tender	☐
For Approval	☒	Construction	☐
Information	☐	As-Built	☐

Revisions

Project	PD conversion
Client	Old Capital
Site	Otter House 5 Cowley Business Park
Title	As proposed
Scale at A1	1:100
Date	Feb 21

sub rosa architecture
Sub Rosa Architecture Ltd
The Studio 52 Pine Avenue Gravesend DA12 1QZ
t: 01474 747707
e: curious@subrosaa.co.uk

DRAWING NUMBER

21 - 1393 - 01C

20 APPENDIX 3 – HISTORICAL MAPS

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

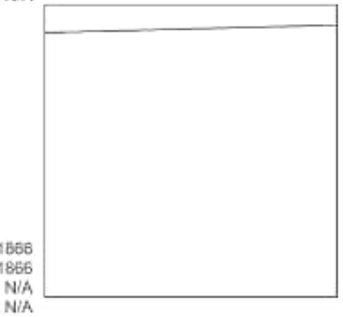
Map date: **1866**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1866
Revised N/A
Edition 1866
Copyright N/A
Levelled N/A



Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Levelled N/A

Powered by OS

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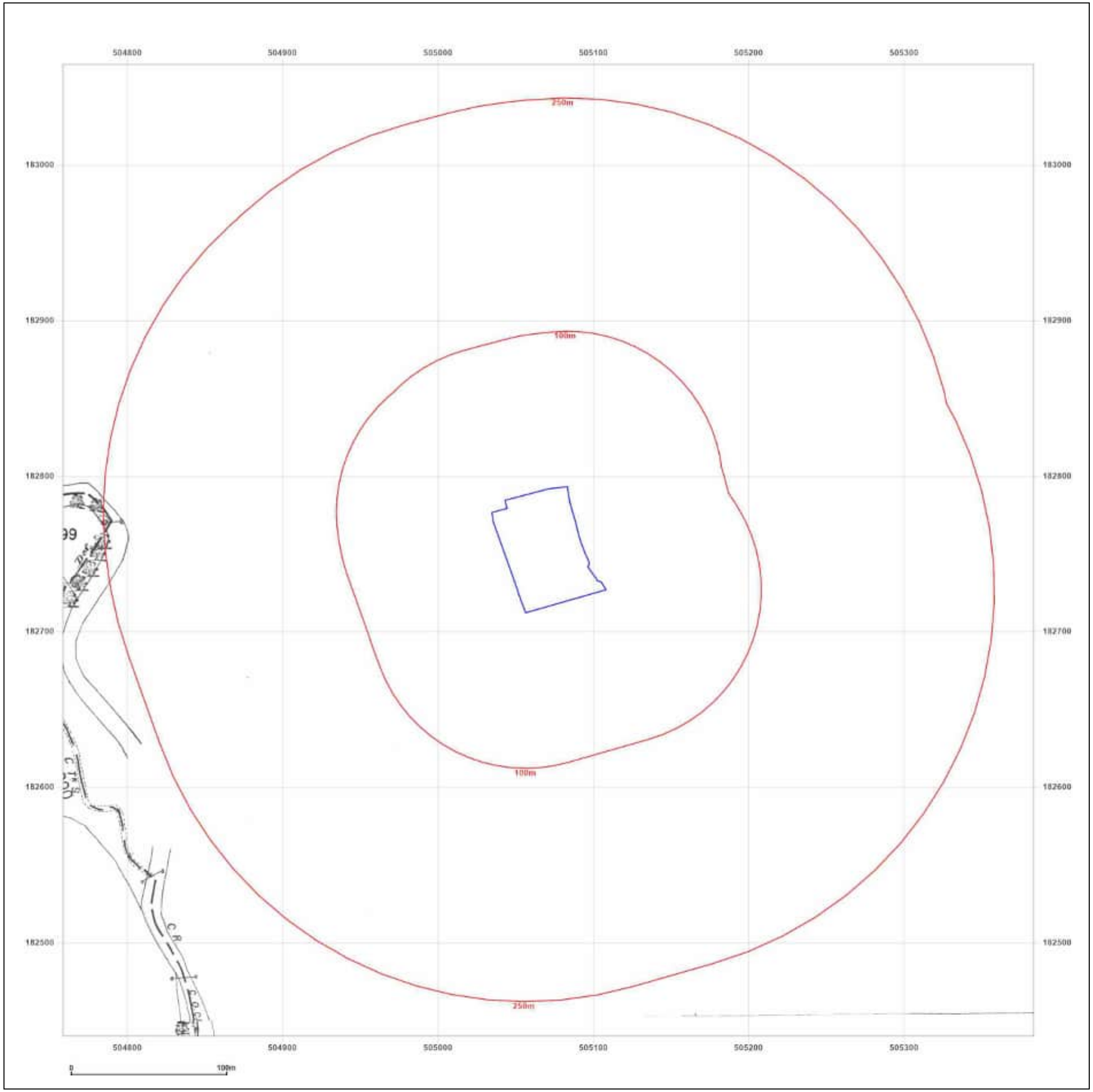
Production date: 31 January 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1878-1879**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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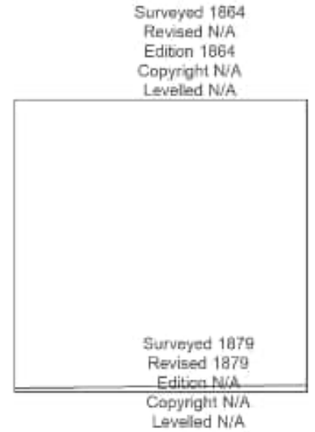

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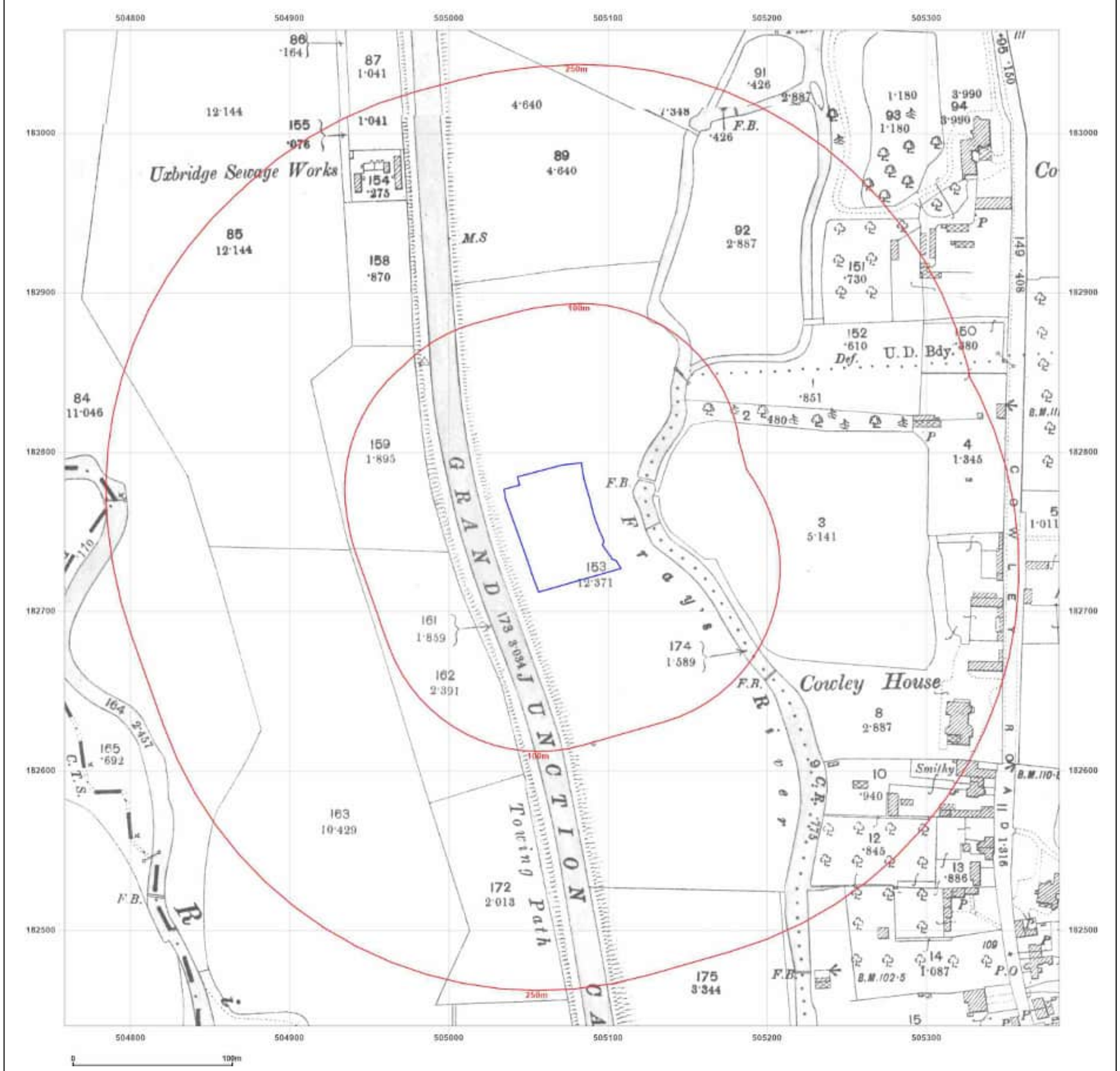


Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

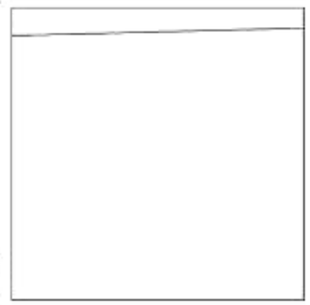
Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1864
Revised 1894
Edition 1896
Copyright N/A
Levelled N/A



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

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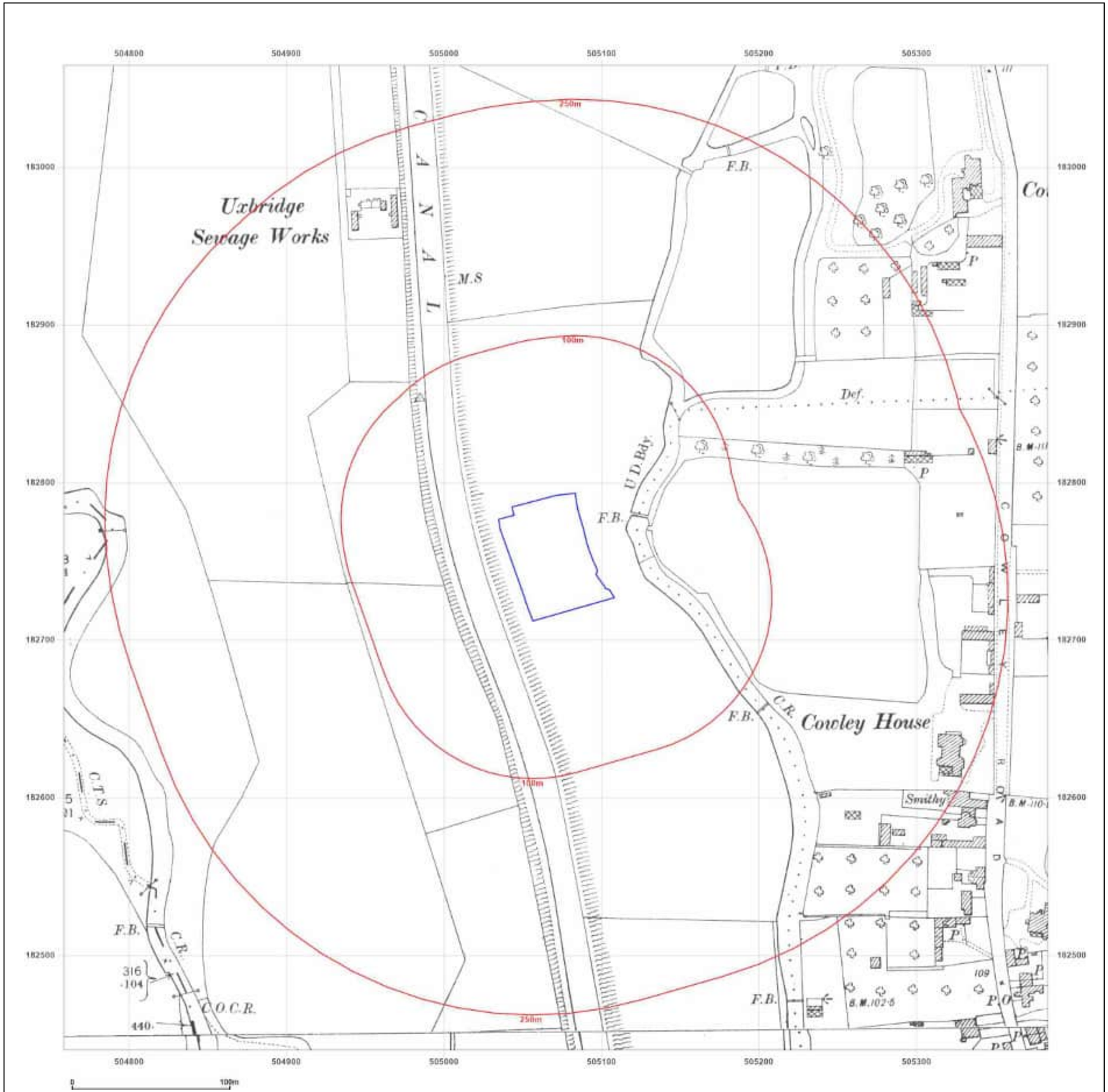

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1899**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1864
Revised 1897
Edition 1899
Copyright N/A
Levelled N/A

Surveyed 1899
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

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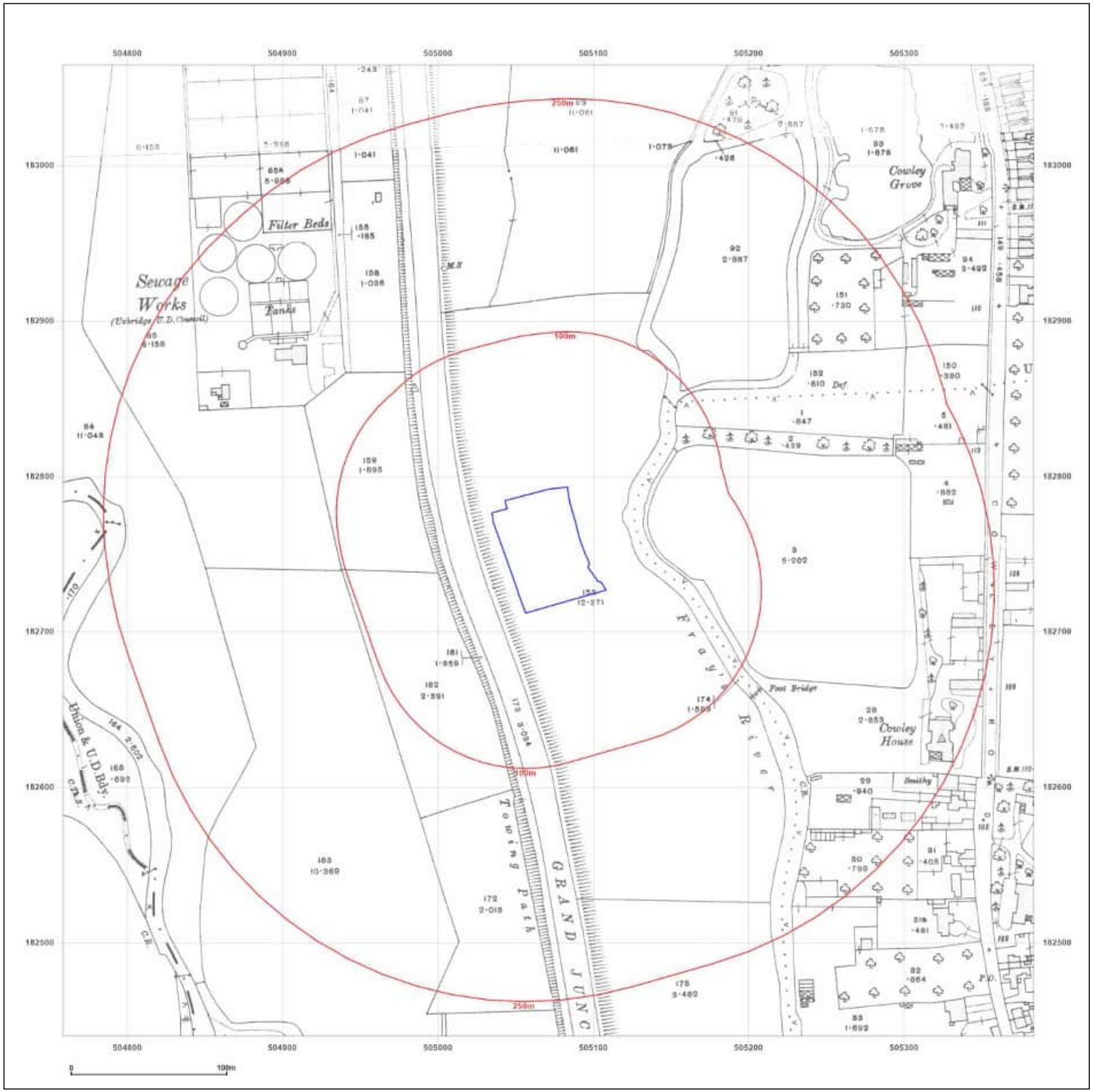

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1914**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1864
Revised 1912
Edition 1914
Copyright N/A
Levelled 1912

Surveyed 1914
Revised 1914
Edition N/A
Copyright N/A
Levelled N/A

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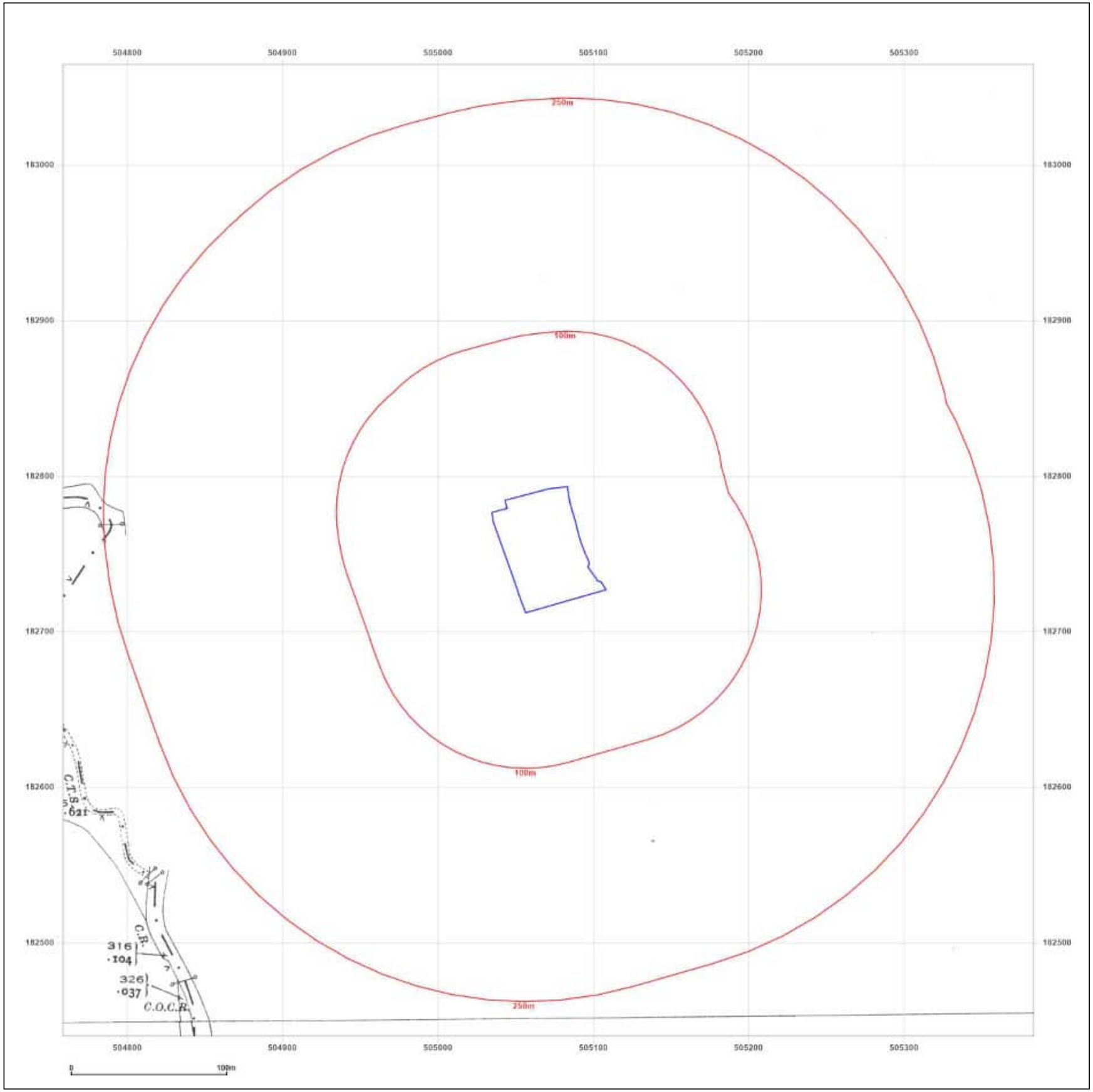

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1932**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1864
Revised 1932
Edition 1932
Copyright N/A
Levelled 1912

Surveyed 1932
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

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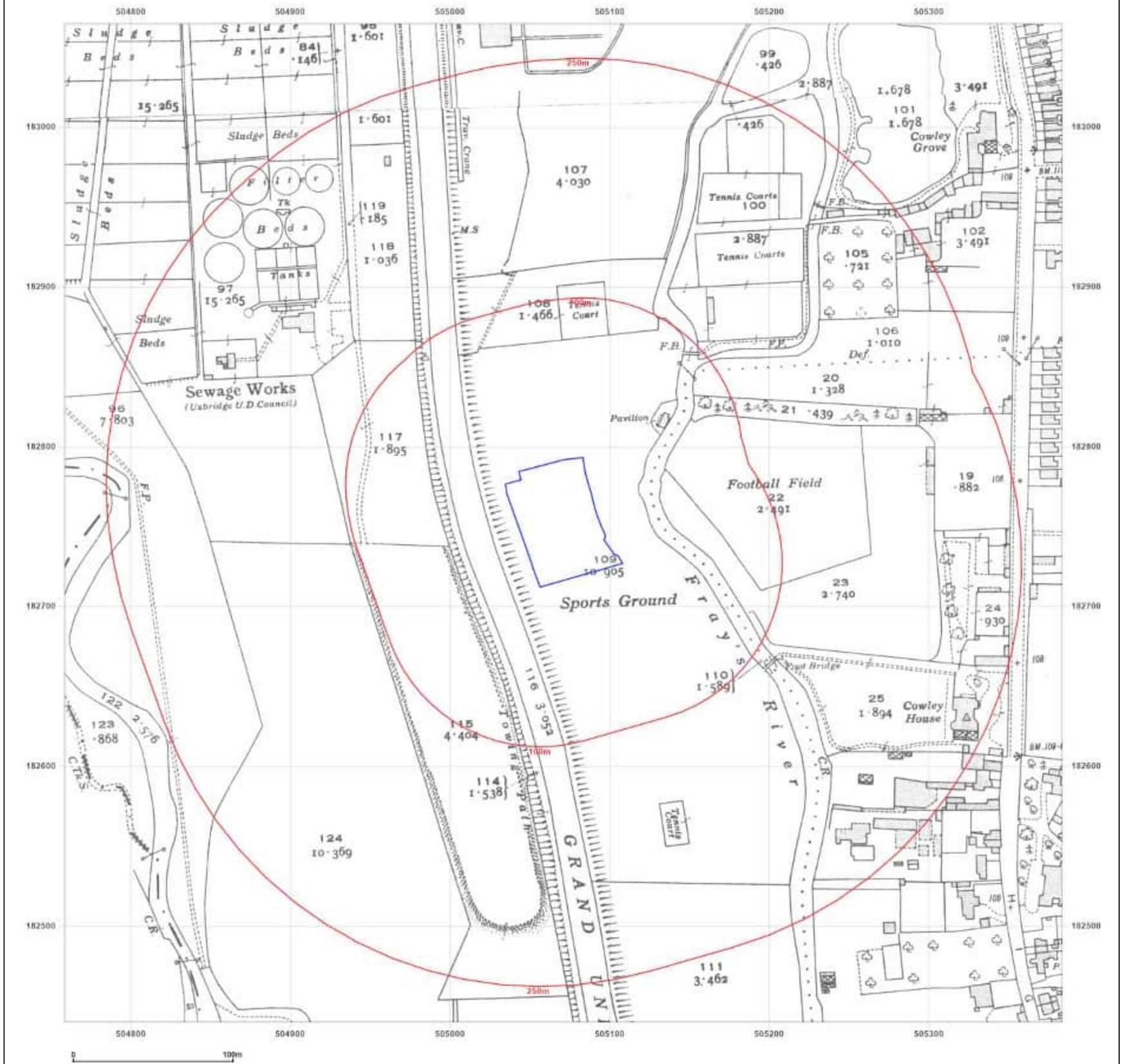

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1934**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1864
Revised 1934
Edition 1934
Copyright N/A
Levelled 1935

Surveyed 1934
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **1962-1963**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed 1962
Revised 1962
Edition N/A
Copyright 1963
Levelled 1957

Surveyed 1962
Revised 1962
Edition N/A
Copyright 1963
Levelled 1957

Surveyed 1962
Revised 1962
Edition N/A
Copyright 1963
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **1963**

Scale: 1:1,250

Printed at: 1:2,000

N
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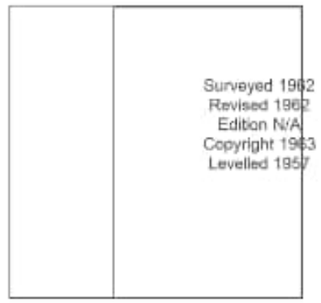

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Production date: 31 January 2023

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Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid
Map date: **1963-1968**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
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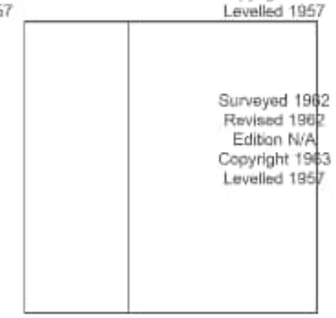
Surveyed 1962
Revised 1967
Edition N/A
Copyright 1968
Levelled 1957

Surveyed 1962
Revised 1962
Edition N/A
Copyright 1963
Levelled 1957



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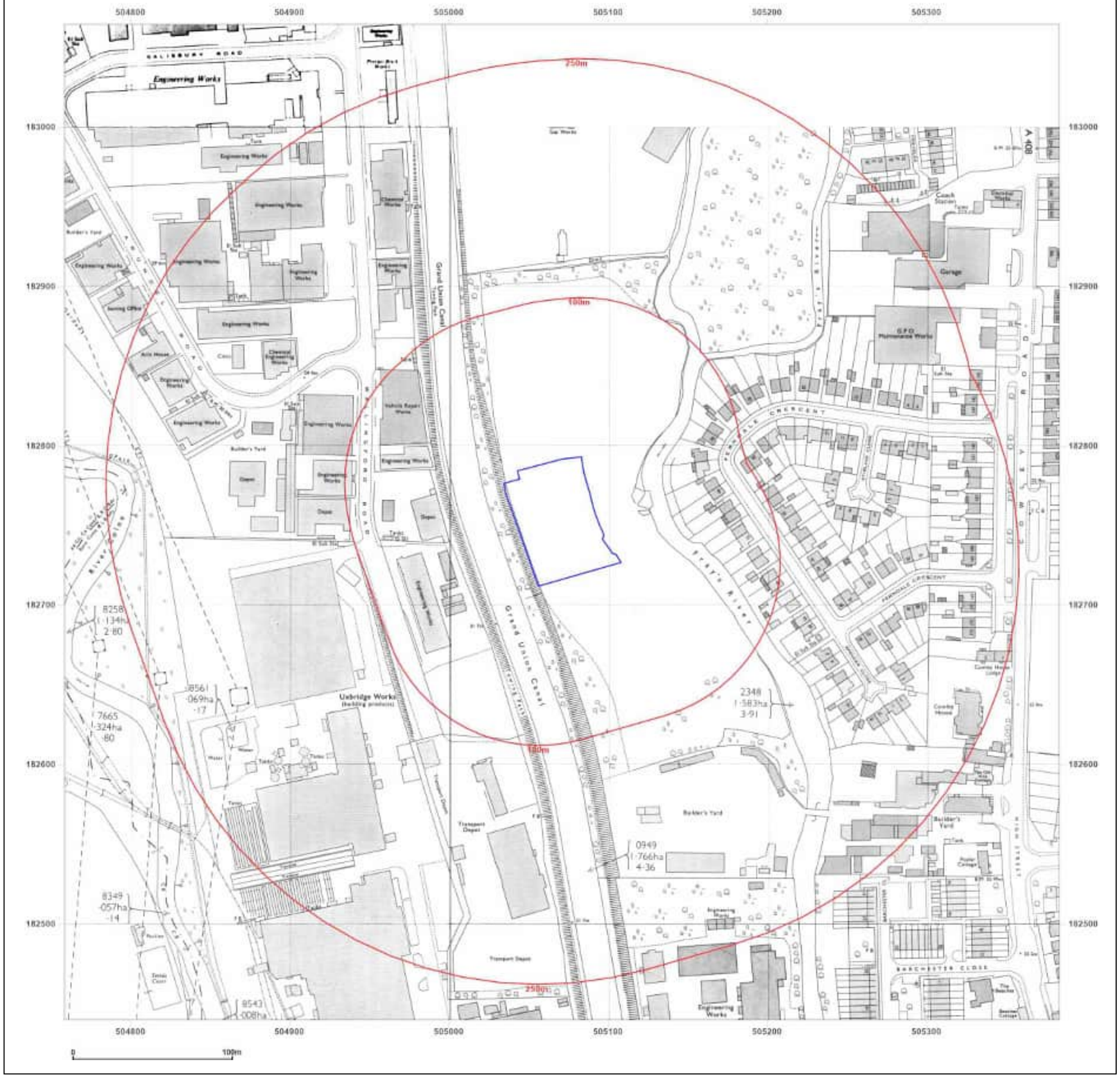

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **1971-1972**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed N/A
Revised 1971
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1962
Revised 1970
Edition N/A
Copyright 1972
Levelled 1957

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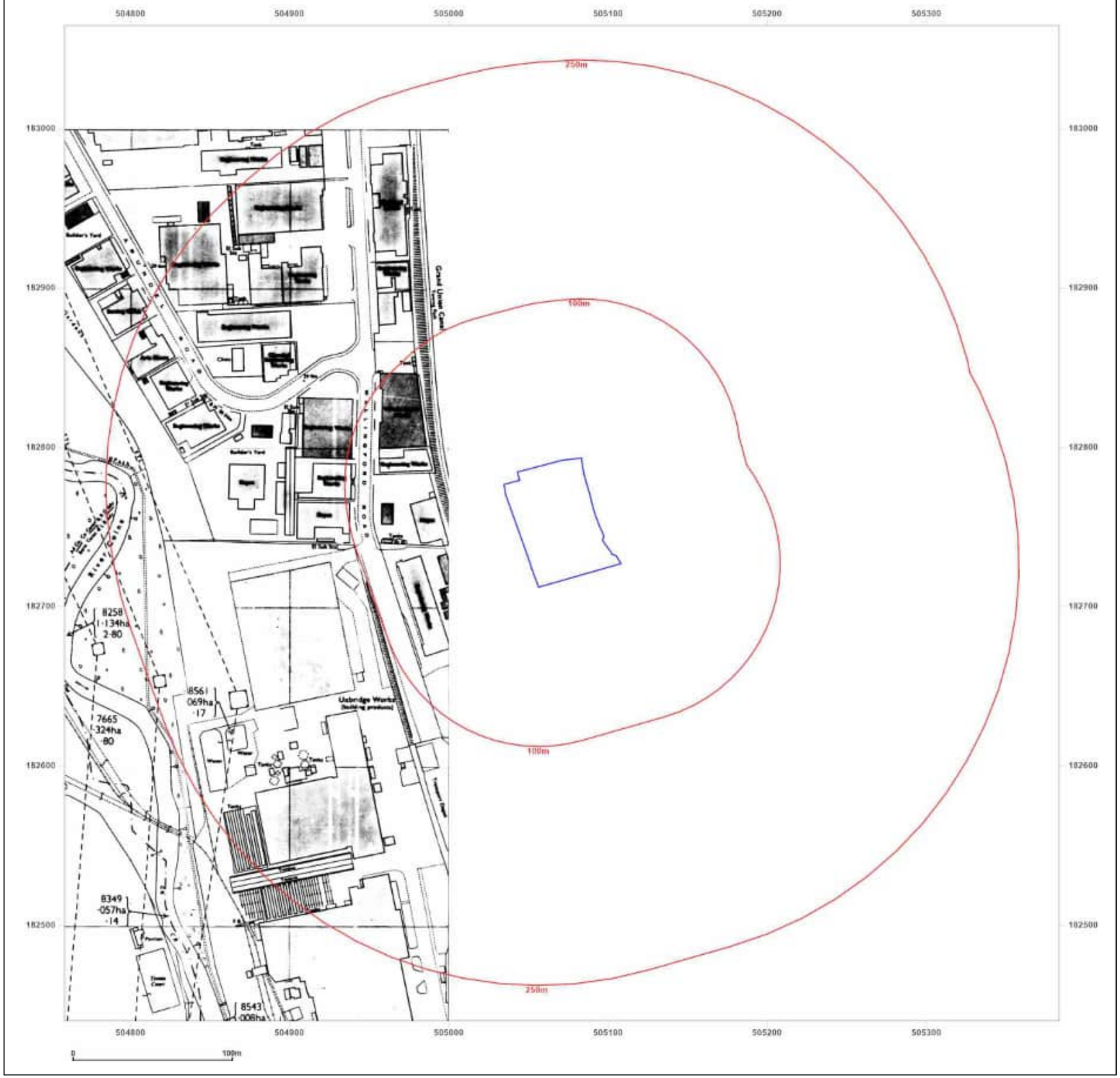

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid
Map date: **1972**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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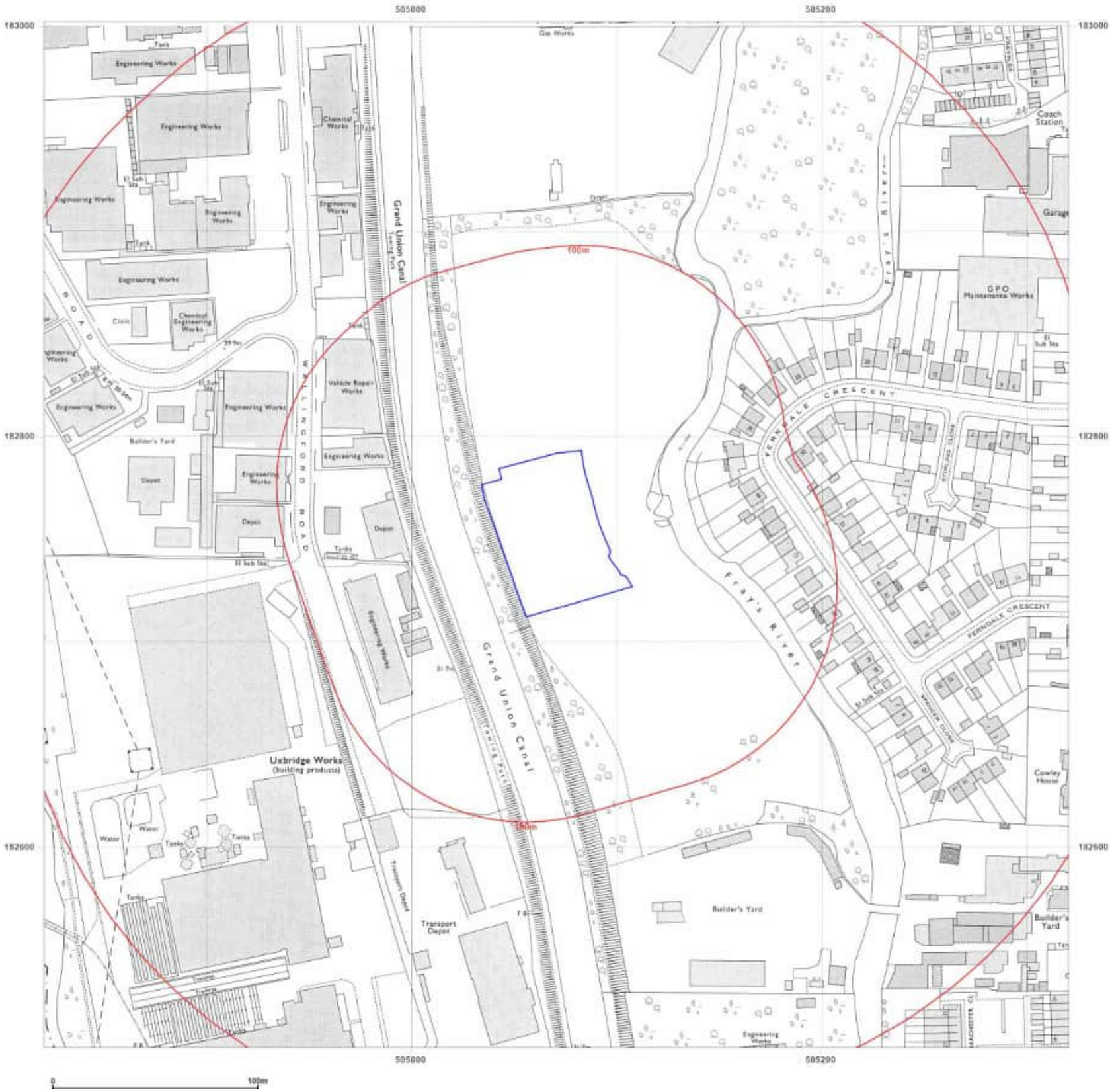

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **1971-1975**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1975
Levelled N/A

Surveyed 1962
Revised 1970
Edition N/A
Copyright 1971
Levelled 1957

Surveyed 1962
Revised 1970
Edition N/A
Copyright 1971
Levelled 1957

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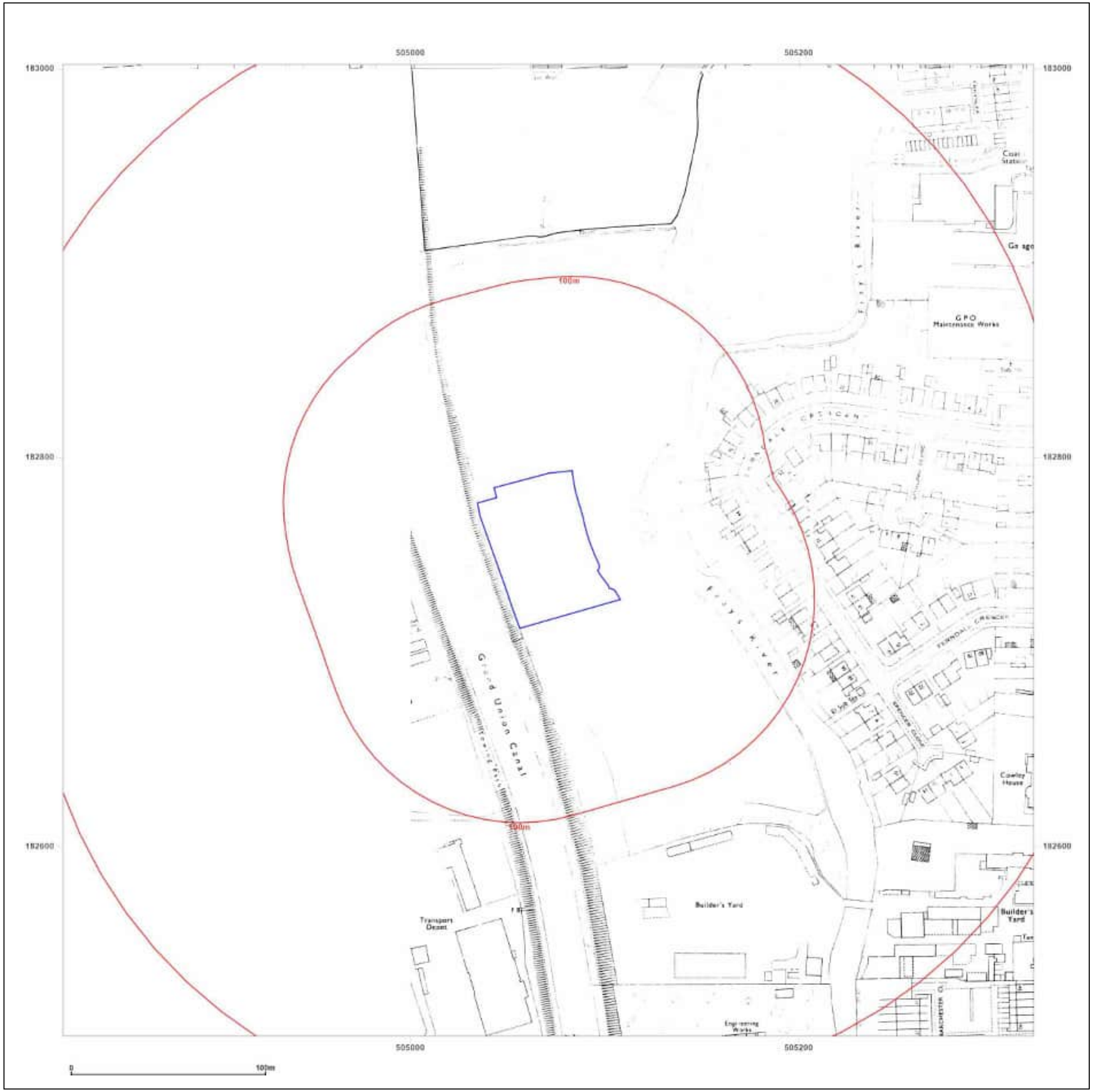

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid
Map date: **1975-1978**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1976
Levelled N/A

Surveyed 1962
Revised 1975
Edition N/A
Copyright 1976
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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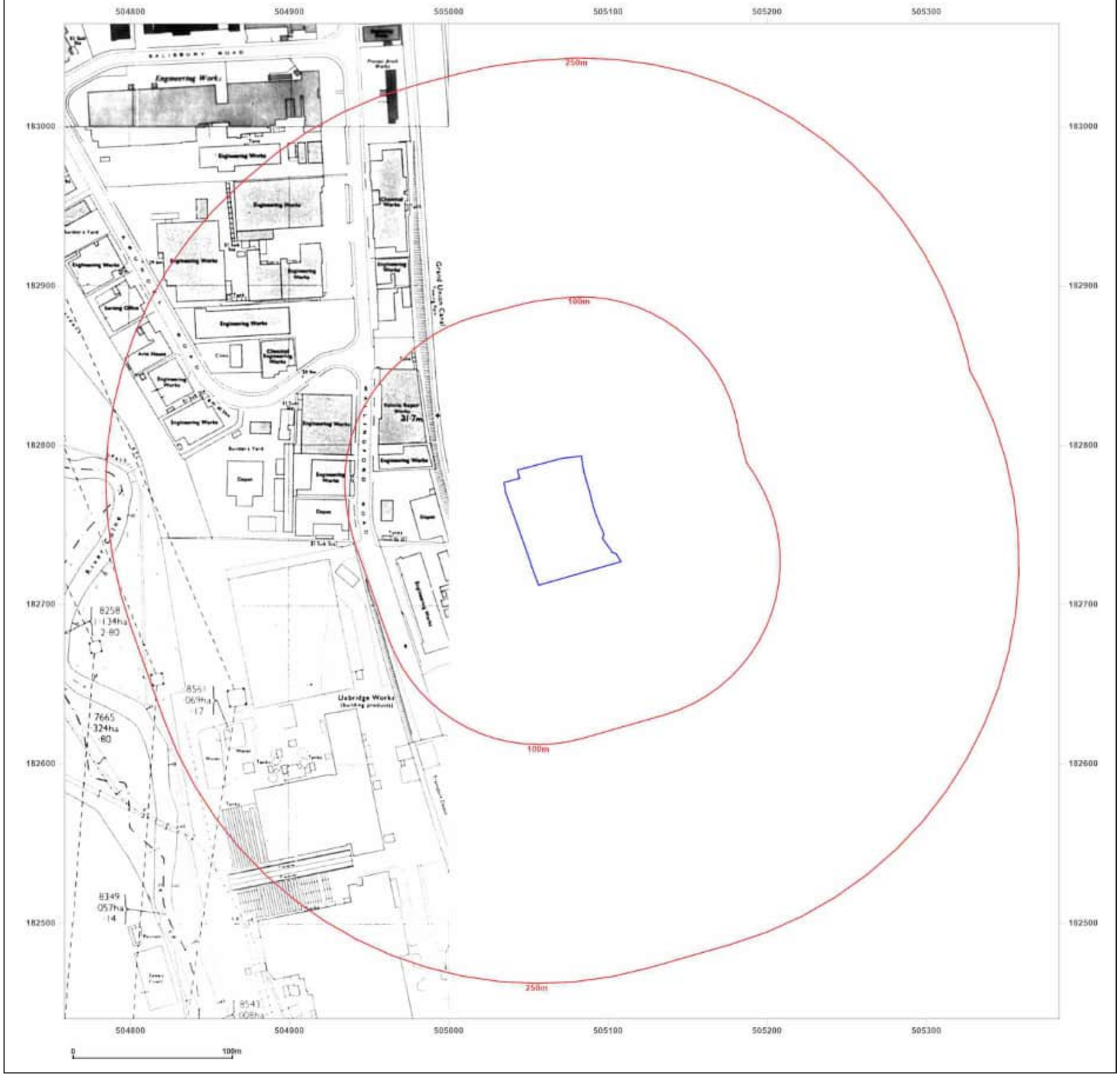

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **1986**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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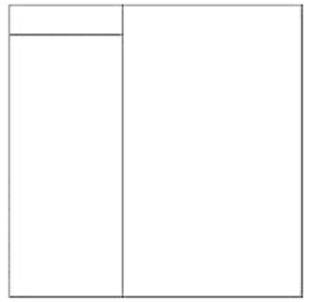
Surveyed 1957
Revised 1986
Edition N/A
Copyright 1986
Levelled 1957



Surveyed 1957
Revised 1986
Edition N/A
Copyright 1986
Levelled 1957

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Production date: 31 January 2023

Map legend available at:
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Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed 1989
Revised 1989
Edition N/A
Copyright 1989
Levelled N/A

Surveyed 1957
Revised 1988
Edition N/A
Copyright 1988
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

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Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1992
Revised 1992
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1992
Revised 1992
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

Powered by OS

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Production date: 31 January 2023

Map legend available at:
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Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

N
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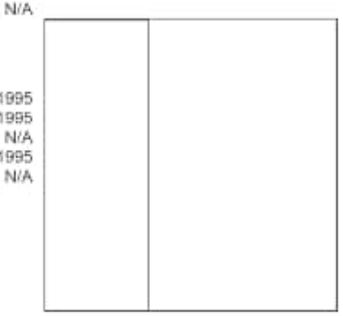
Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A



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Production date: 31 January 2023

Map legend available at:
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Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Production date: 31 January 2023

Map legend available at:
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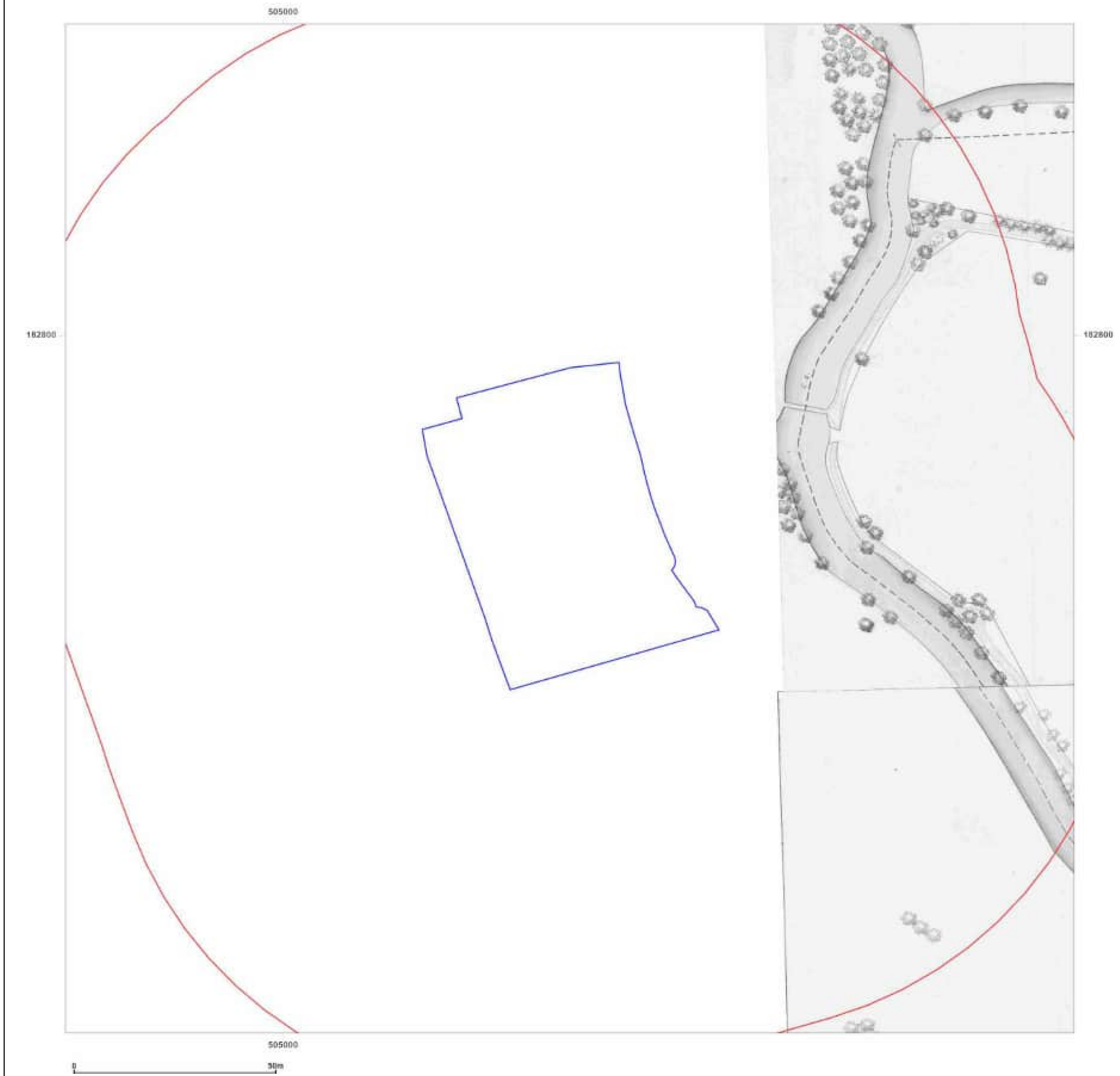

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series Town Plan

Map date: **1866**

Scale: 1:528

Printed at: 1:1,000

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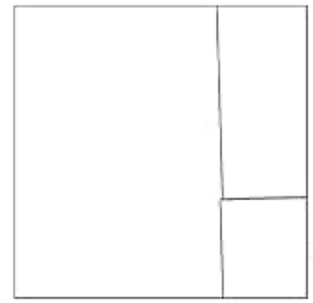
Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 31 January 2023

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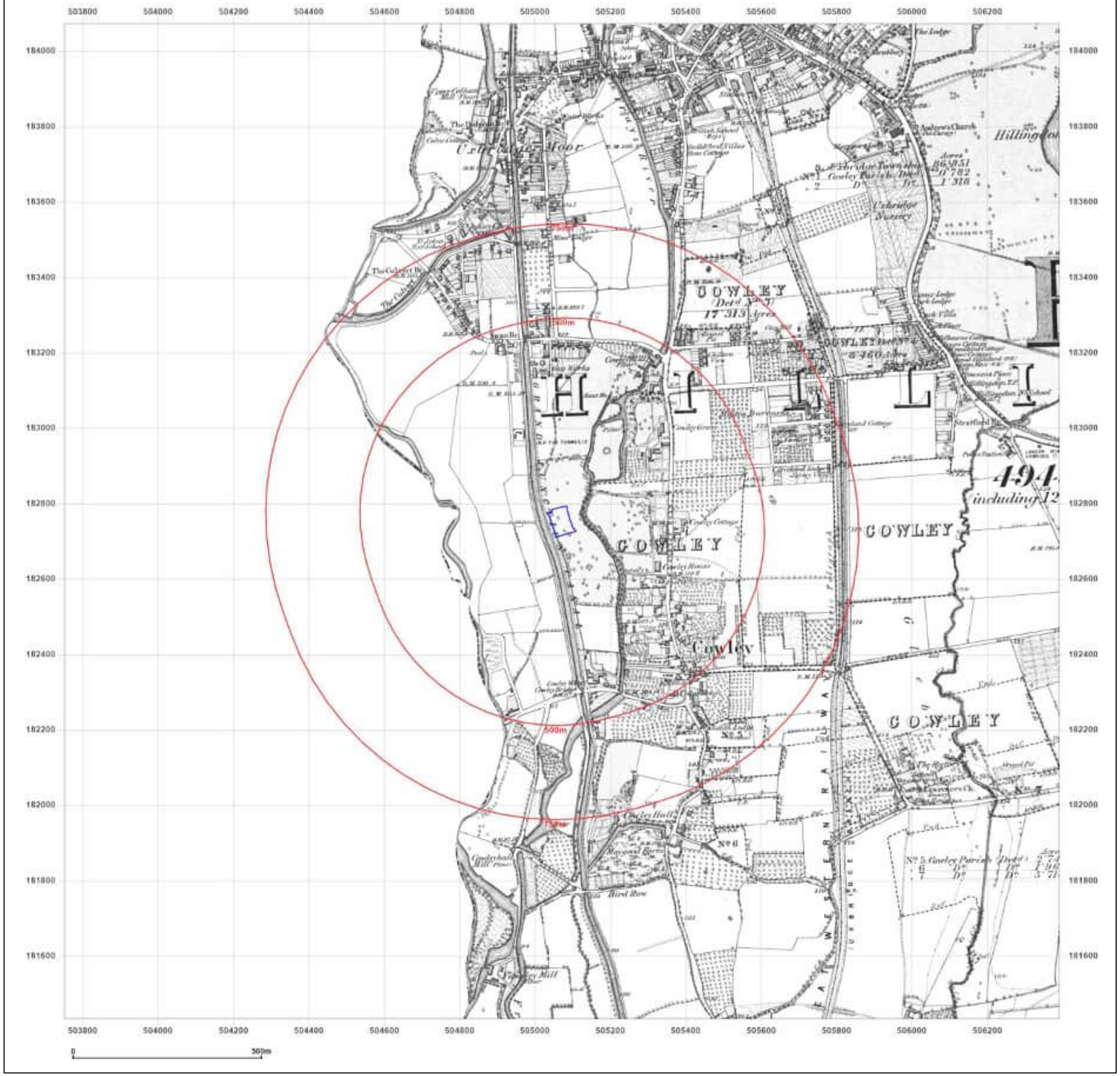

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1868**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1864
Revised 1868
Edition 1868
Copyright N/A
Levelled N/A

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Production date: 31 January 2023

Map legend available at:
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Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1881-1882**

Scale: 1:10,560

Printed at: 1:10,560

N
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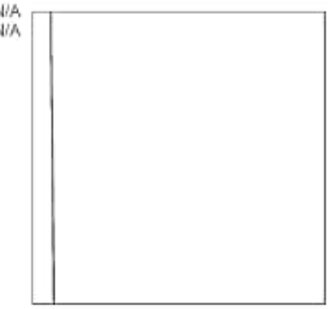
Surveyed 1875
Revised N/A
Edition 1882
Copyright N/A
Levelled N/A

Surveyed 1875
Revised N/A
Edition 1881
Copyright N/A
Levelled N/A



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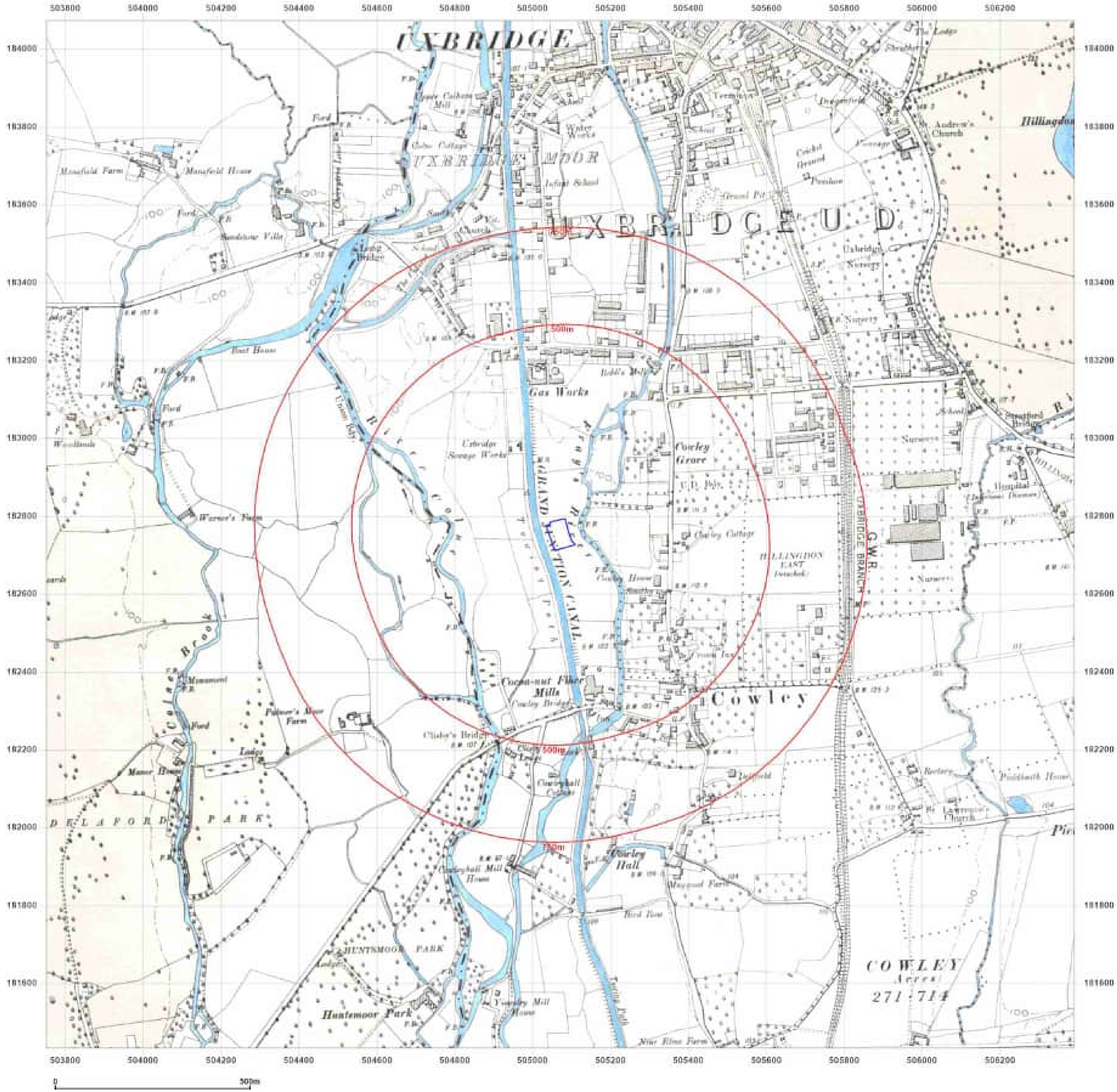

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1894-1897**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1875
Revised 1895
Edition 1897
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

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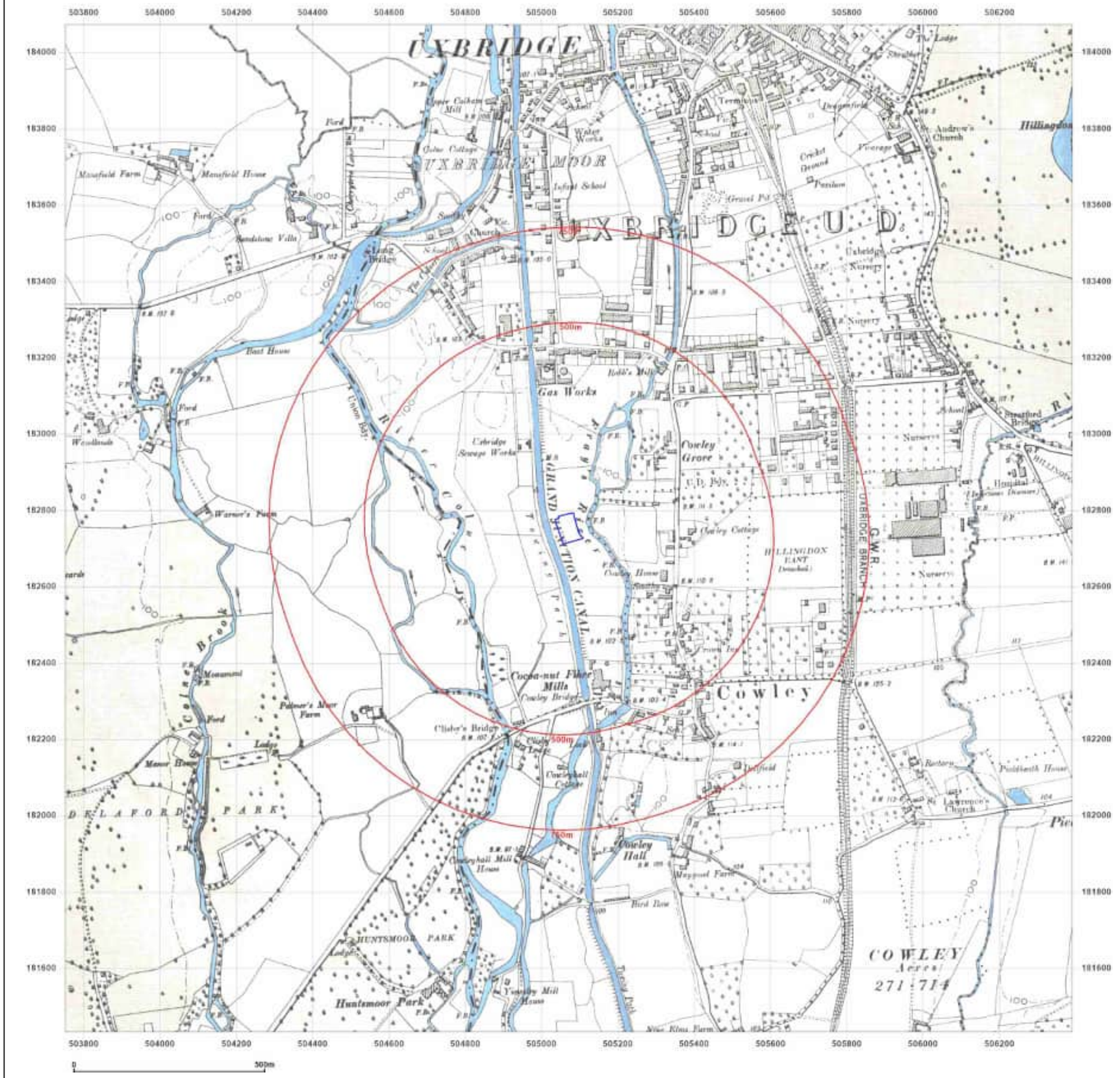

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1895-1897**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1864
Revised 1895
Edition 1895
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

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Map legend available at:
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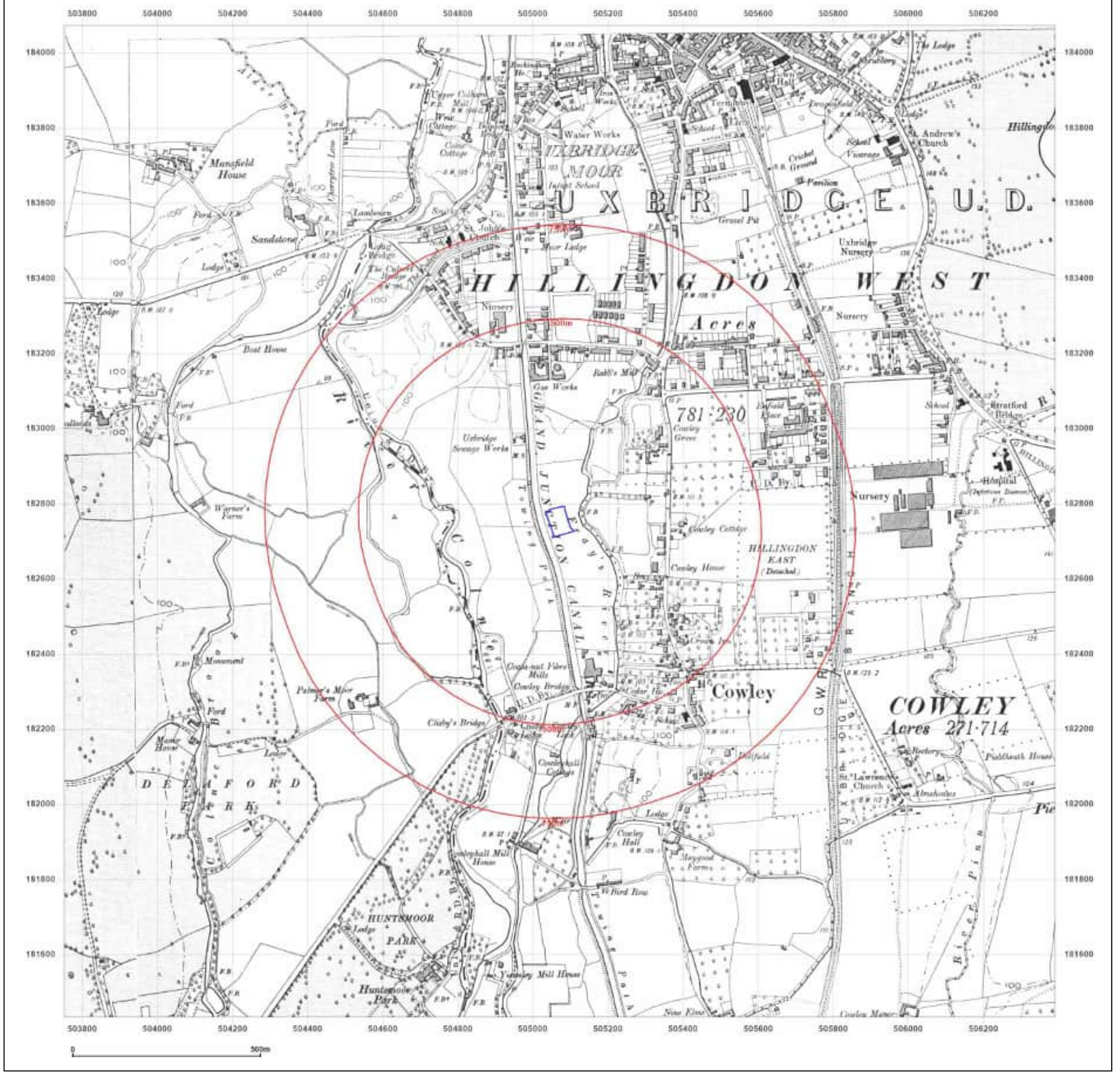

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1897-1900**

Scale: 1:10,560

Printed at: 1:10,560

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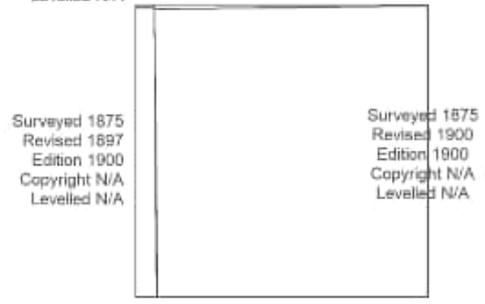

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Production date: 31 January 2023

Map legend available at:
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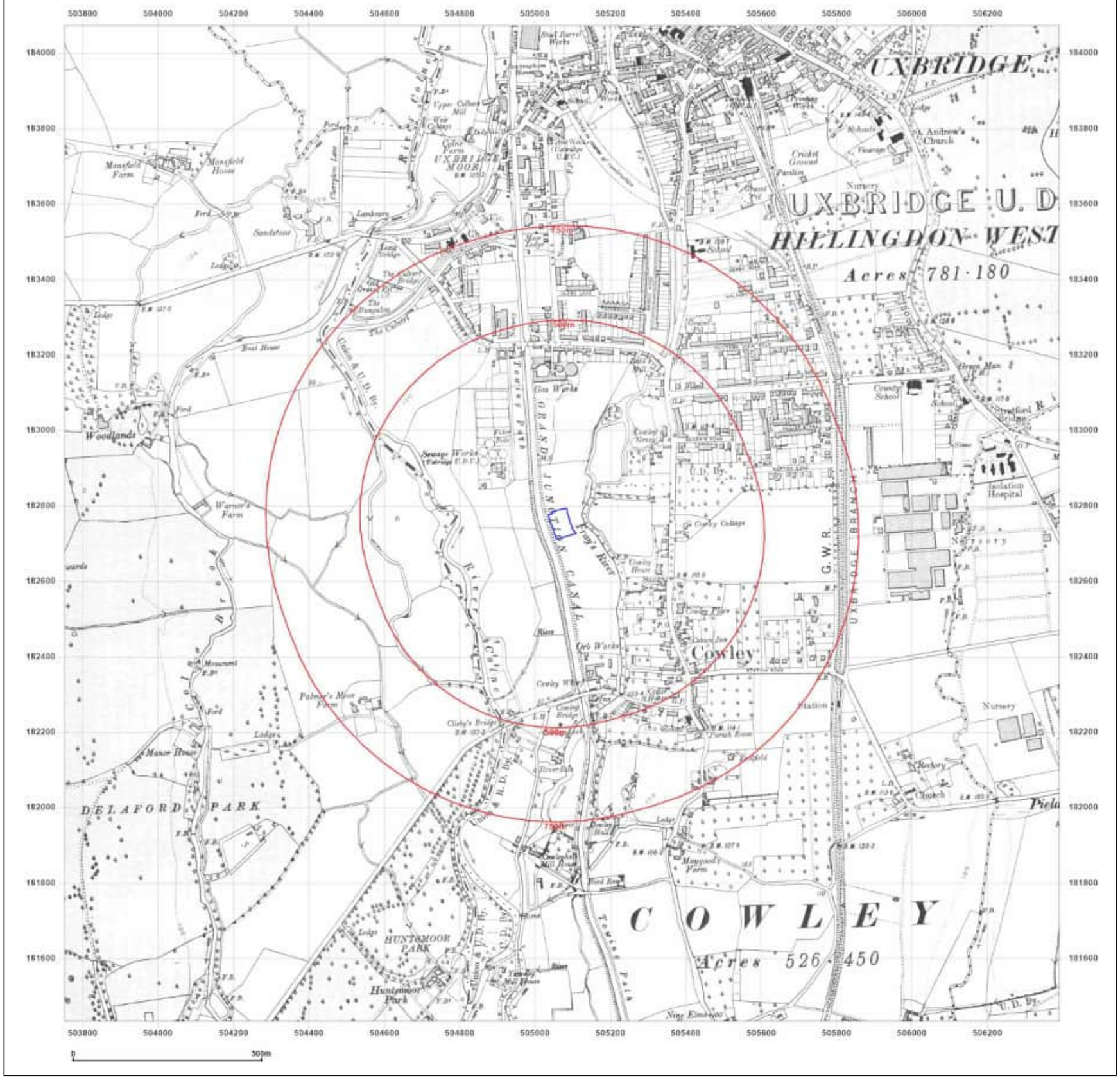

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1920**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1864
Revised 1913
Edition 1920
Copyright N/A
Levelled 1913

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Production date: 31 January 2023

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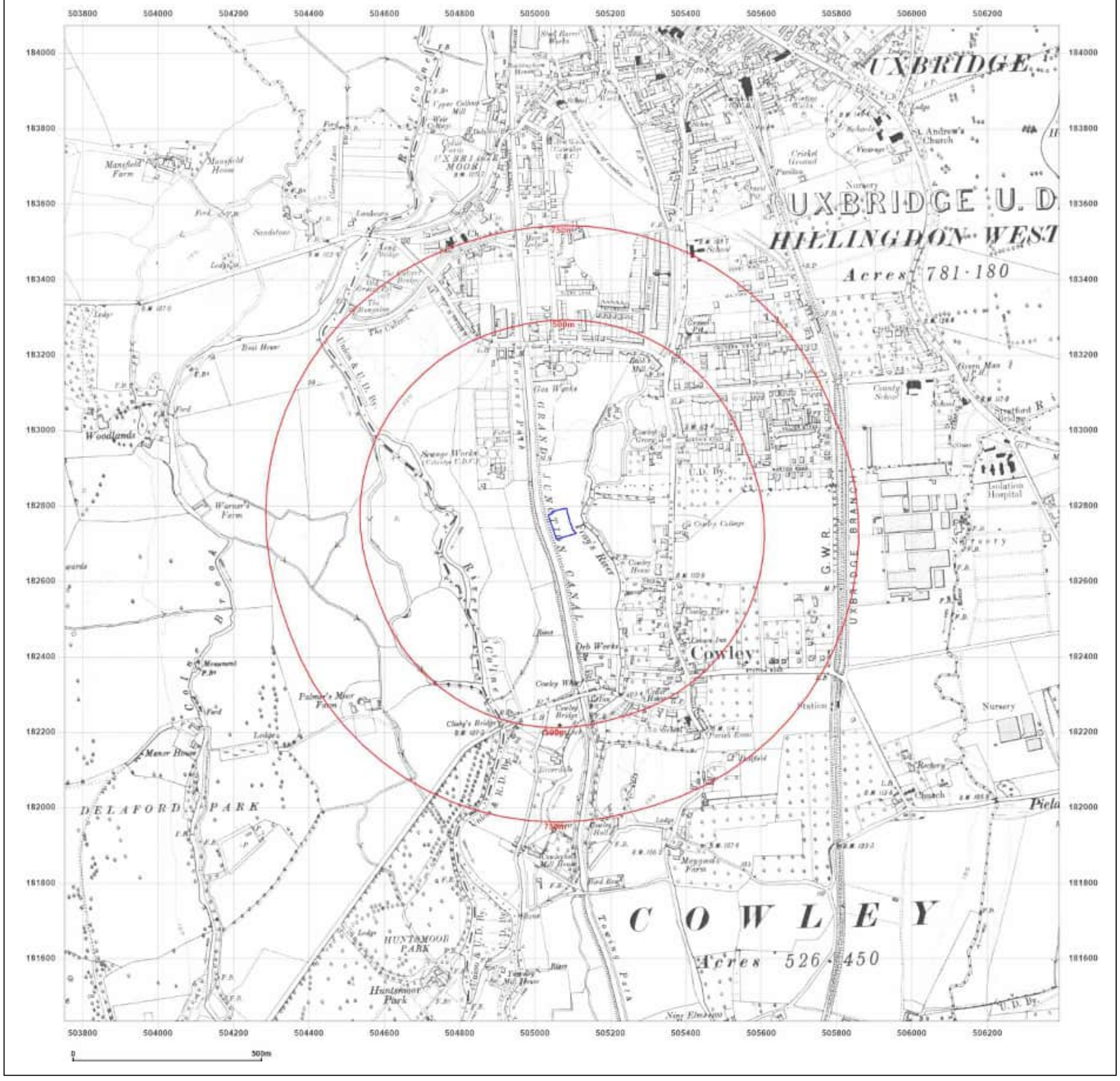

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1920**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1864
Revised 1913
Edition 1920
Copyright N/A
Levelled 1913

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Production date: 31 January 2023

Map legend available at:
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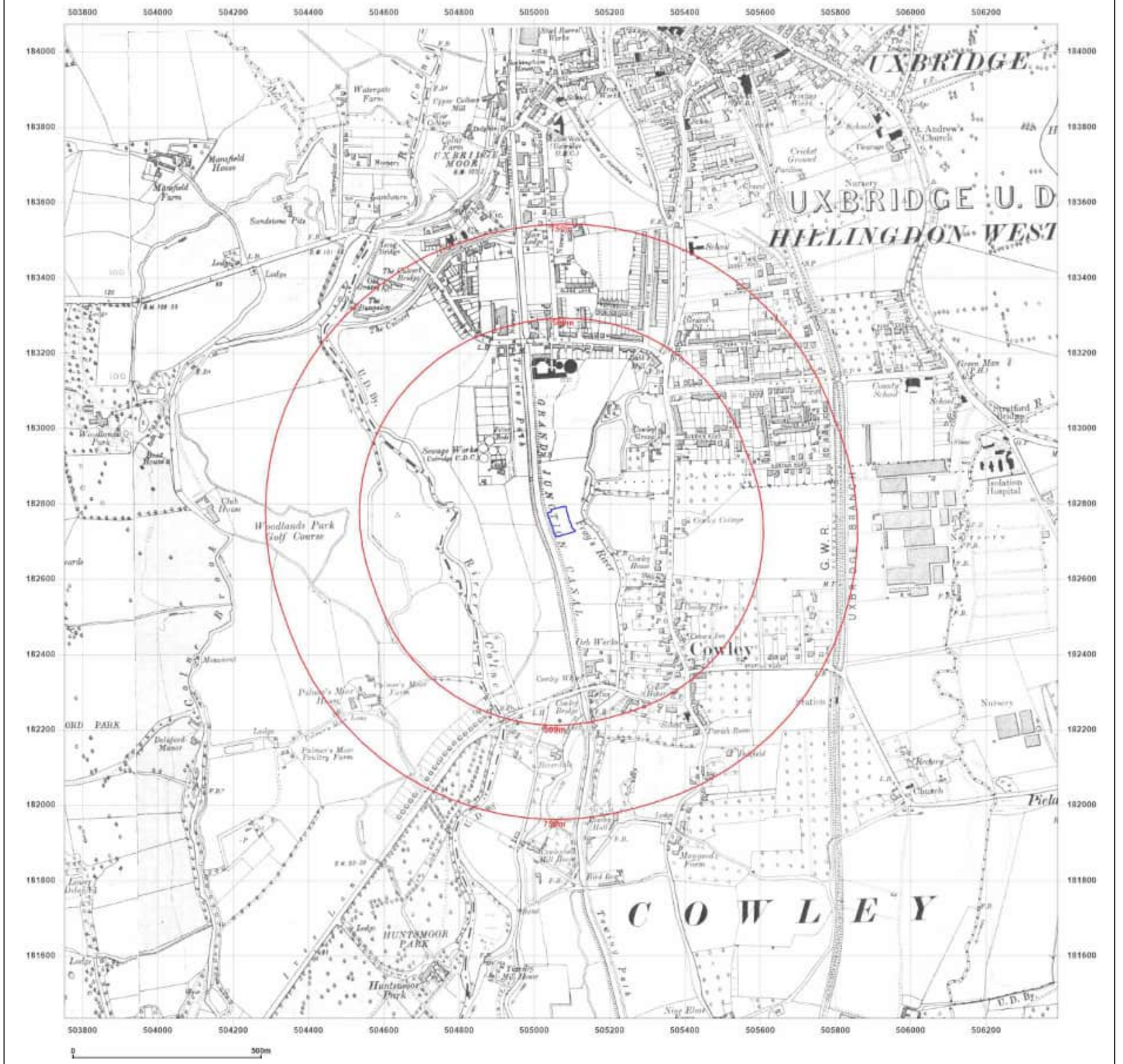

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1932**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1874
Revised 1932
Edition 1932
Copyright N/A
Levelled 1923

Surveyed 1874
Revised 1932
Edition 1932
Copyright N/A
Levelled 1923

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Production date: 31 January 2023

Map legend available at:
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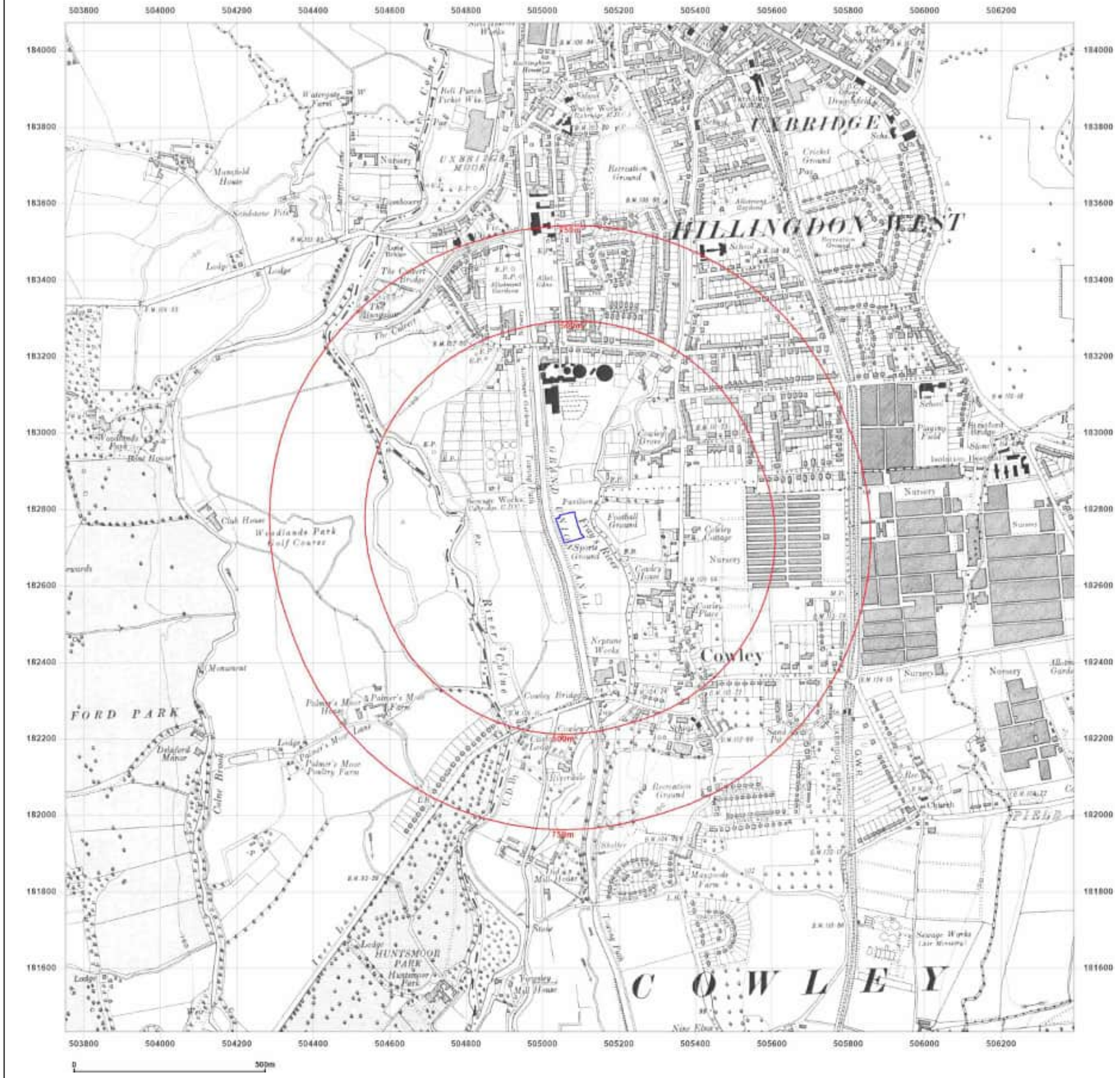

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1932-1935**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1875
Revised 1932
Edition 1932
Copyright N/A
Levelled 1923

Surveyed 1864
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A

Powered by OS

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Production date: 31 January 2023

Map legend available at:
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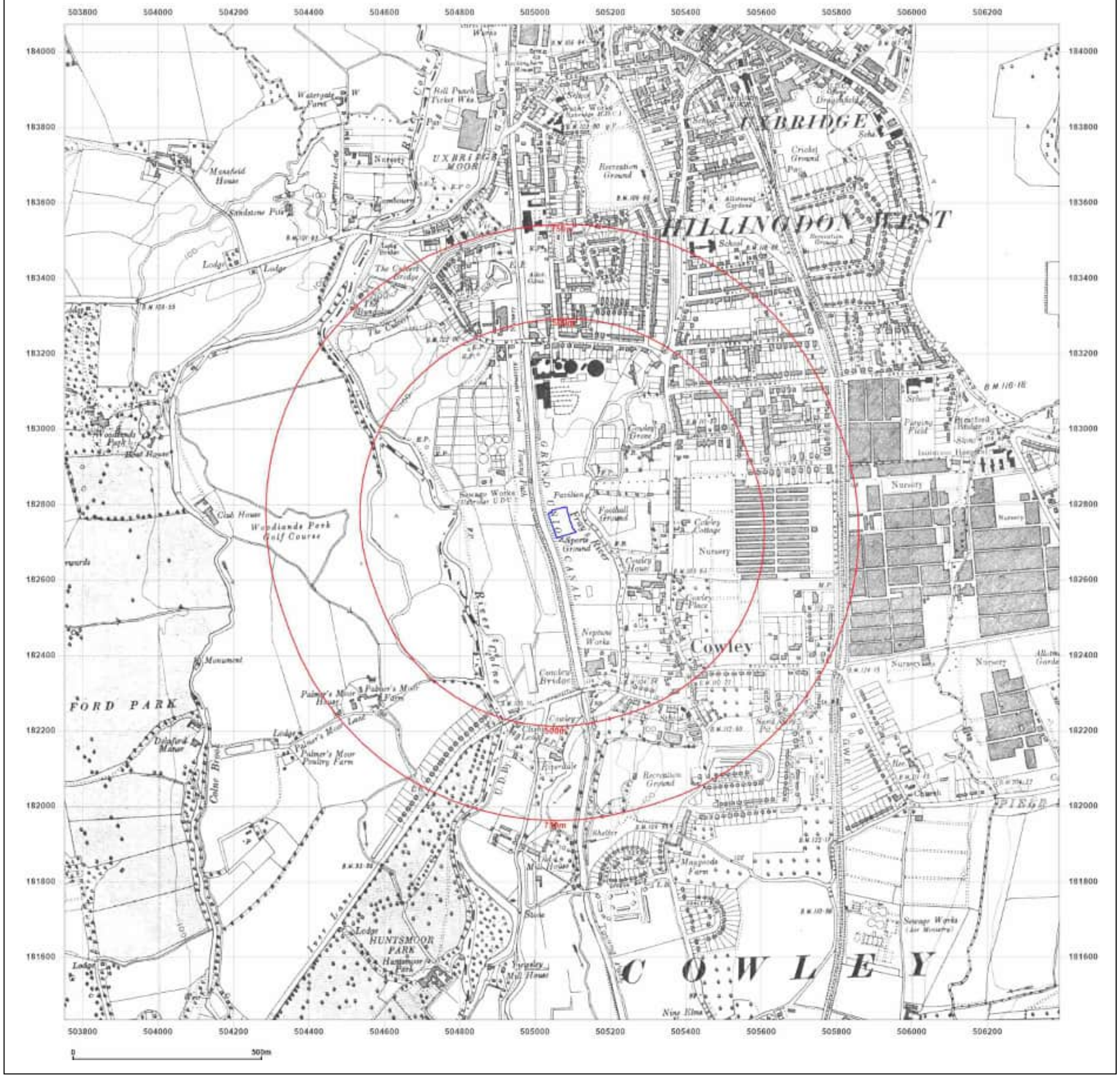

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1864
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

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Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N W E S

Surveyed 1864
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: Provisional

Map date: **1960**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed N/A
Revised 1955
Edition N/A
Copyright 1960
Levelled N/A

Surveyed N/A
Revised 1959
Edition N/A
Copyright 1960
Levelled N/A

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Production date: 31 January 2023

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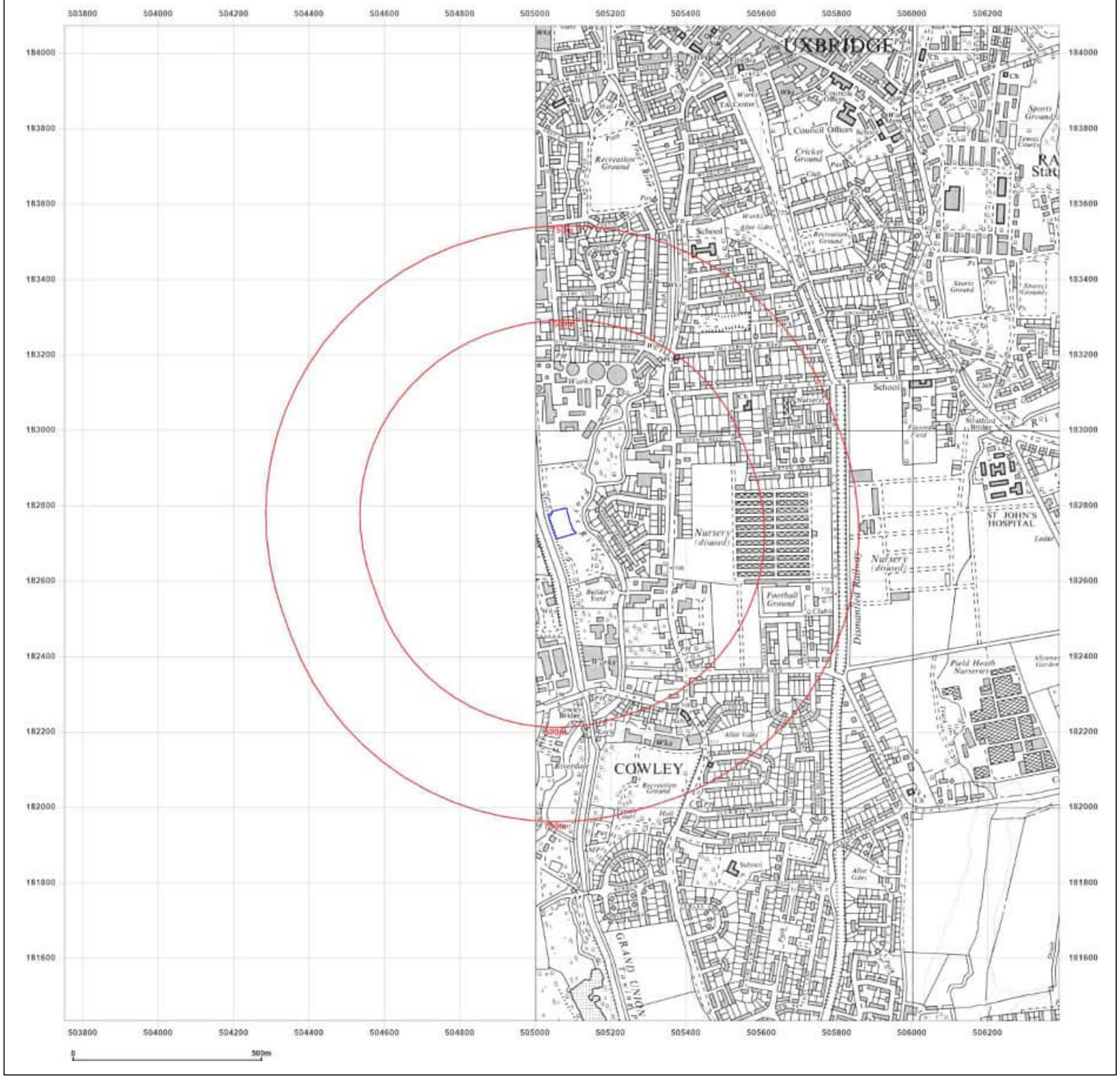

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: Provisional
Map date: **1970**
Scale: 1:10,560
Printed at: 1:10,560

N
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Surveyed N/A
Revised 1970
Edition N/A
Copyright 1970
Levelled N/A

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Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **1974-1975**

Scale: 1:10,000

Printed at: 1:10,000

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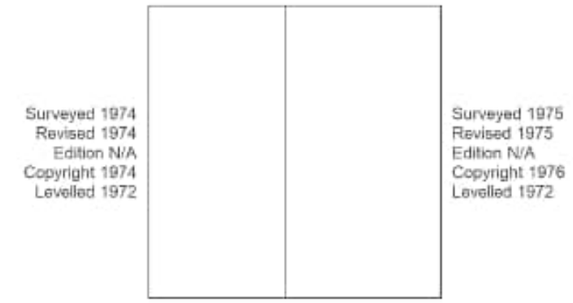

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Production date: 31 January 2023

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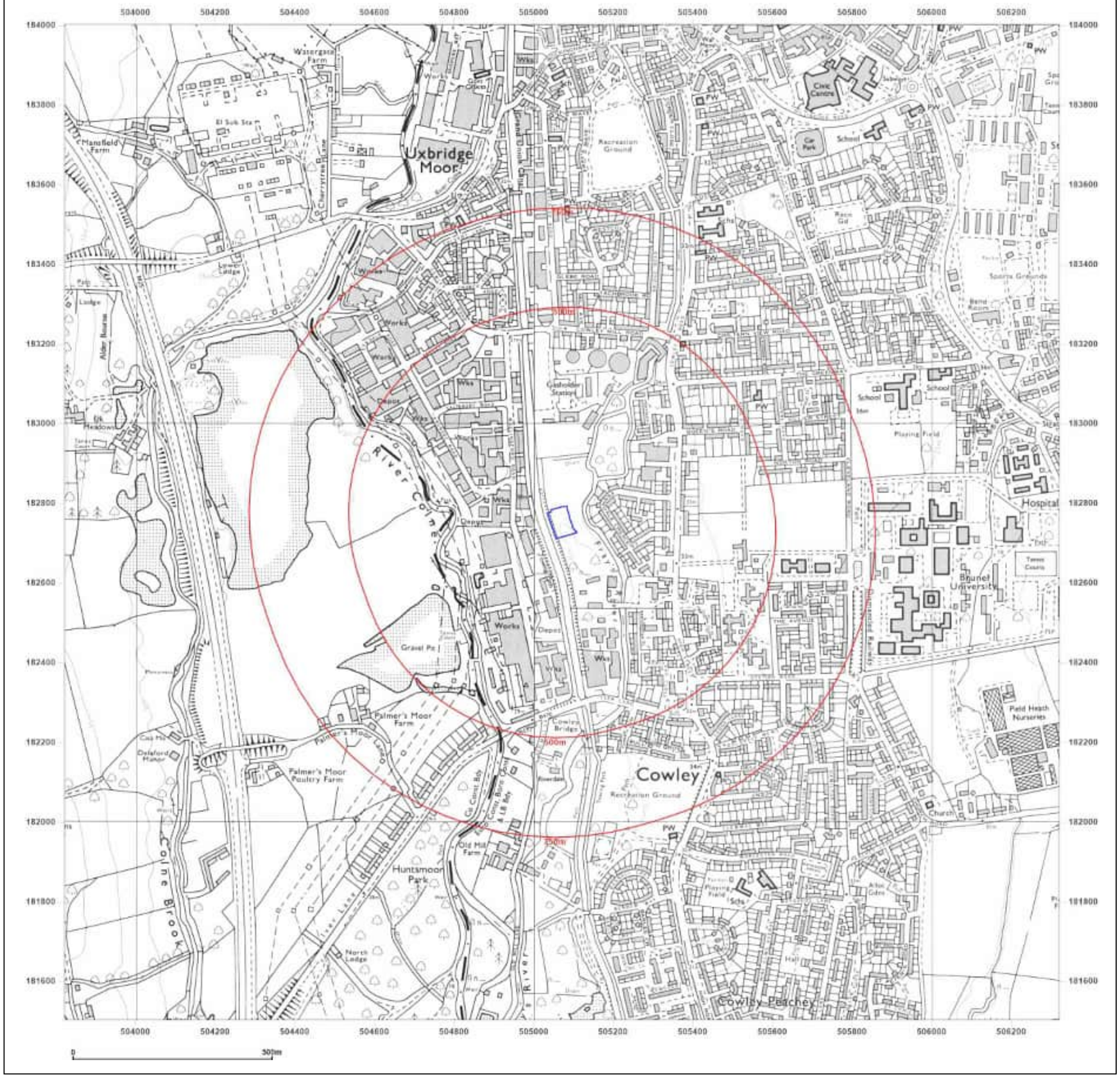

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **1988-1990**

Scale: 1:10,000

Printed at: 1:10,000

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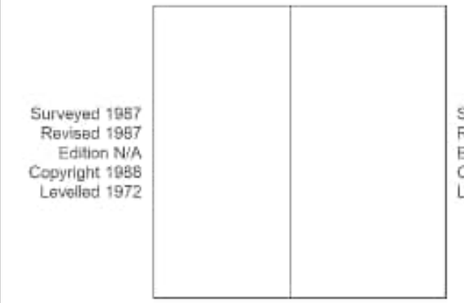

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Production date: 31 January 2023

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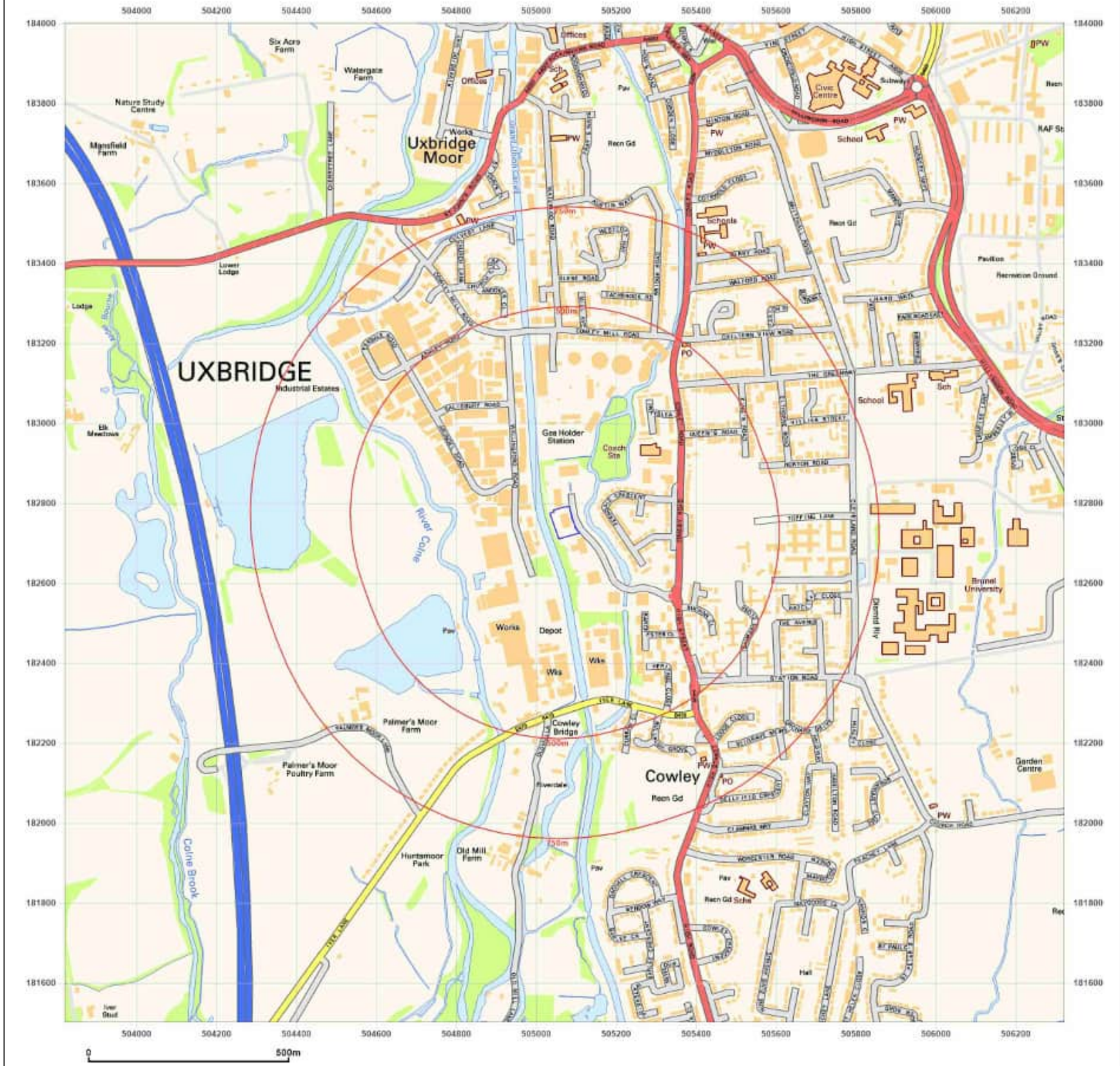

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
Printed at: 1:10,000

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2001

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Production date: 31 January 2023

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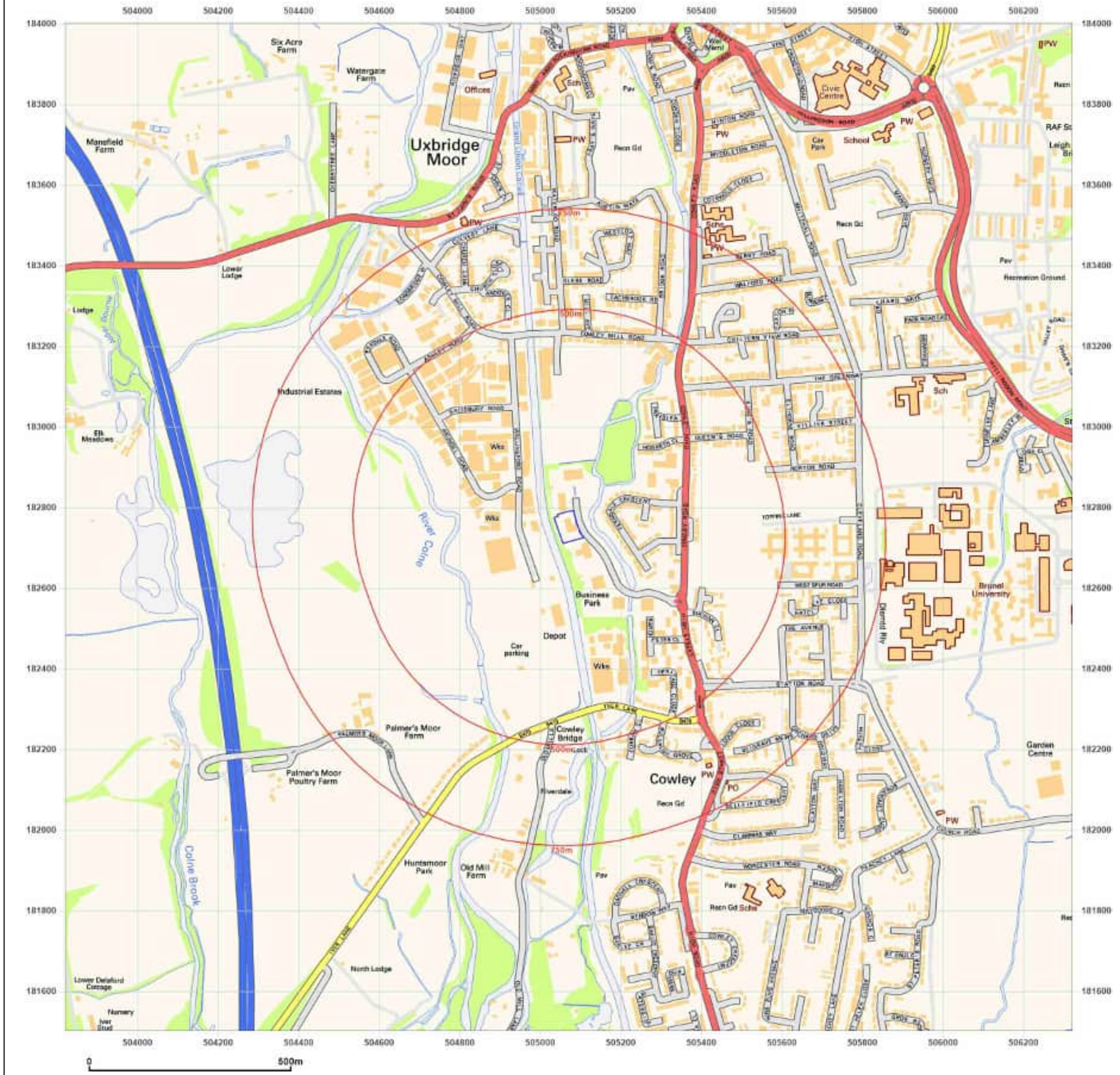

Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

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2010

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Groundsure INSIGHTS

Site Details:

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Client Ref: PH1-2023-000004
Report Ref: GS-9328424
Grid Ref: 505071, 182752

Map Name: National Grid

Map date: **2023**

Scale: 1:10,000

Printed at: 1:10,000

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21 APPENDIX 4 – ENVIRONMENTAL SCREENING REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

OTTER HOUSE, 5 COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UXBRIDGE, UB8 2AD

Order Details

Date: 31/01/2023

Your ref: PH1-2023-000004

Our Ref: GS-9328425

Site Details

Location: 505068 182754

Area: 0.36 ha

Authority: London Borough of Hillingdon

Contact us with any questions at:
info@groundsure.com
08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	Historical industrial land uses	1	5	47	88	-
20	1.2	Historical tanks	0	0	38	69	-
24	1.3	Historical energy features	1	1	23	34	-
26	1.4	Historical petrol stations	0	0	0	0	-
27	1.5	Historical garages	0	0	5	3	-
27	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
28	2.1	Historical industrial land uses	1	7	59	117	-
35	2.2	Historical tanks	0	0	51	114	-
41	2.3	Historical energy features	1	1	33	69	-
45	2.4	Historical petrol stations	0	0	0	0	-
46	2.5	Historical garages	0	0	6	7	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
47	3.1	Active or recent landfill	0	0	0	1	-
48	3.2	Historical landfill (BGS records)	0	0	0	1	-
48	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
48	3.4	Historical landfill (EA/NRW records)	0	0	1	2	-
49	3.5	Historical waste sites	0	0	2	1	-
50	3.6	Licensed waste sites	0	0	9	2	-
53	3.7	Waste exemptions	0	0	13	9	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
56	4.1	Recent industrial land uses	0	2	38	-	-
59	4.2	Current or recent petrol stations	0	0	0	0	-
59	4.3	Electricity cables	0	0	0	21	-
61	4.4	Gas pipelines	0	0	0	0	-
61	4.5	Sites determined as Contaminated Land	0	0	0	0	-

61	4.6	Control of Major Accident Hazards (COMAH)	0	1	2	0	-
62	4.7	Regulated explosive sites	0	0	0	0	-
62	4.8	Hazardous substance storage/usage	0	0	1	1	-
63	4.9	Historical licensed industrial activities (IPC)	0	0	0	2	-
63	4.10	Licensed industrial activities (Part A(1))	0	0	2	0	-
64	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	8	-
65	4.12	Radioactive Substance Authorisations	0	0	0	0	-
65	4.13	Licensed Discharges to controlled waters	0	0	5	11	-
67	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
67	4.15	Pollutant release to public sewer	0	0	0	4	-
68	4.16	List 1 Dangerous Substances	0	0	0	1	-
68	4.17	List 2 Dangerous Substances	0	0	1	0	-
69	4.18	Pollution Incidents (EA/NRW)	0	0	3	2	-
69	4.19	Pollution inventory substances	0	0	1	1	-
71	4.20	Pollution inventory waste transfers	0	0	1	1	-
73	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
74	5.1	Superficial aquifer	Identified (within 500m)				
76	5.2	Bedrock aquifer	Identified (within 500m)				
77	5.3	Groundwater vulnerability	Identified (within 50m)				
78	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
78	5.5	Groundwater vulnerability- local information	Identified (within 0m)				
80	5.6	Groundwater abstractions	0	0	1	0	7
83	5.7	Surface water abstractions	0	0	0	0	3
84	5.8	Potable abstractions	0	0	0	0	5
85	5.9	Source Protection Zones	0	0	0	0	-
85	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
86	6.1	Water Network (OS MasterMap)	0	3	9	-	-

88	6.2	Surface water features	0	2	3	-	-
88	6.3	WFD Surface water body catchments	1	-	-	-	-
88	6.4	WFD Surface water bodies	0	2	0	-	-
89	6.5	WFD Groundwater bodies	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
90	7.1	Risk of flooding from rivers and the sea	High (within 50m)				
91	7.2	Historical Flood Events	0	0	0	-	-
91	7.3	Flood Defences	0	0	0	-	-
91	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
91	7.5	Flood Storage Areas	0	0	0	-	-
92	7.6	Flood Zone 2	Identified (within 50m)				
93	7.7	Flood Zone 3	Identified (within 50m)				
Page	Section	Surface water flooding					
94	8.1	Surface water flooding	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
96	9.1	Groundwater flooding	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
97	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
98	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
98	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
98	10.4	Special Protection Areas (SPA)	0	0	0	0	0
98	10.5	National Nature Reserves (NNR)	0	0	0	0	0
99	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
99	10.7	Designated Ancient Woodland	0	0	0	0	2
99	10.8	Biosphere Reserves	0	0	0	0	0
99	10.9	Forest Parks	0	0	0	0	0
100	10.10	Marine Conservation Zones	0	0	0	0	0
100	10.11	Green Belt	0	0	2	2	7
100	10.12	Proposed Ramsar sites	0	0	0	0	0

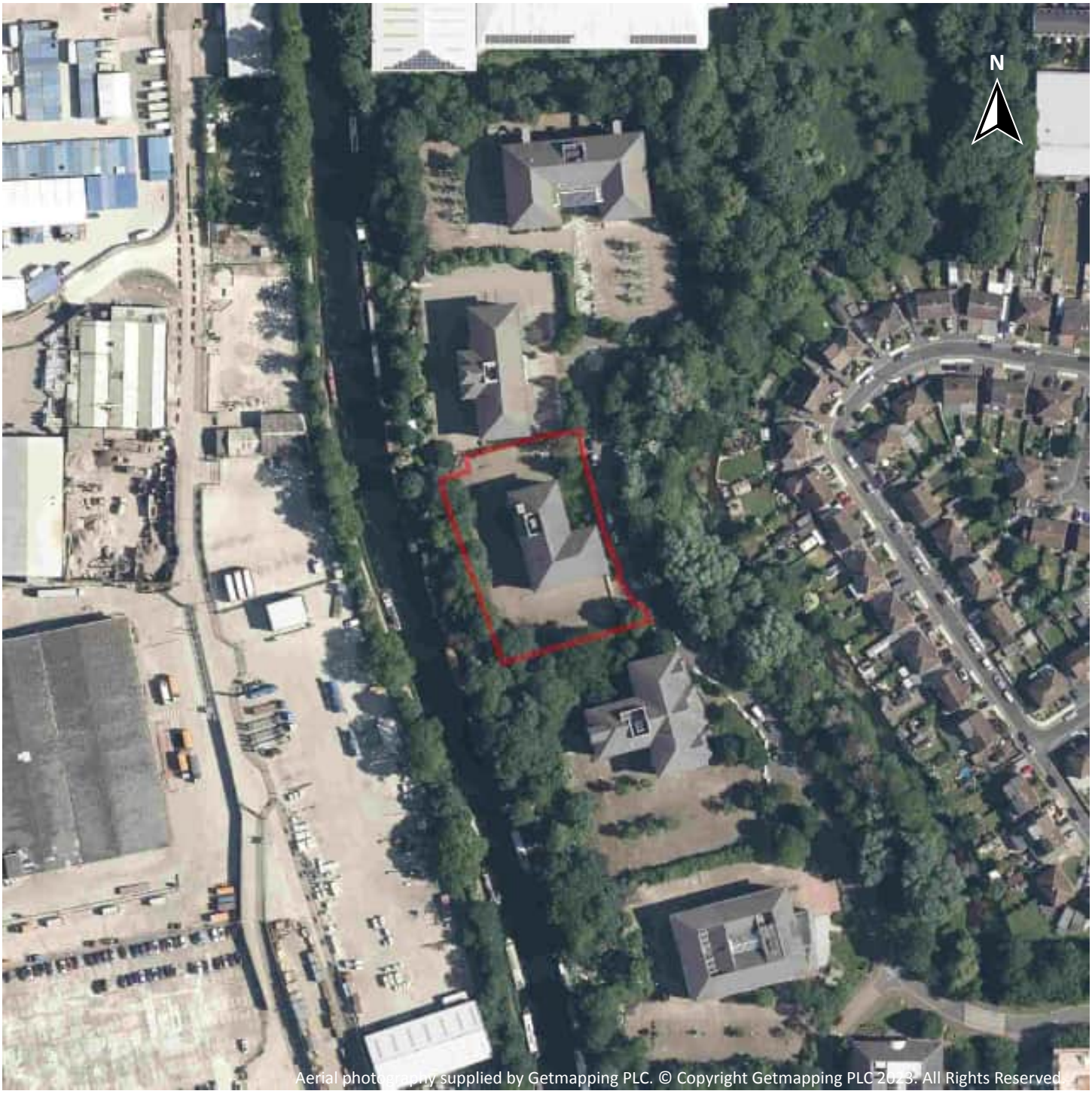
101	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
101	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
101	10.15	Nitrate Sensitive Areas	0	0	0	0	0
101	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
102	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
103	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
104	11.1	World Heritage Sites	0	0	0	-	-
105	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
105	11.3	National Parks	0	0	0	-	-
105	**11.4**	**Listed Buildings**	0	0	1	-	-
106	11.5	Conservation Areas	0	0	0	-	-
106	11.6	Scheduled Ancient Monuments	0	0	0	-	-
106	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
107	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
108	12.2	Open Access Land	0	0	0	-	-
108	12.3	Tree Felling Licences	0	0	0	-	-
108	12.4	Environmental Stewardship Schemes	0	0	0	-	-
108	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
109	**13.1**	**Priority Habitat Inventory**	0	6	3	-	-
110	13.2	Habitat Networks	0	0	0	-	-
110	**13.3**	**Open Mosaic Habitat**	0	0	2	-	-
111	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
112	**14.1**	**10k Availability**	Identified (within 500m)				
113	**14.2**	**Artificial and made ground (10k)**	1	3	5	4	-
115	**14.3**	**Superficial geology (10k)**	1	2	3	3	-

116	14.4	Landslip (10k)	0	0	0	0	-
117	**14.5**	**Bedrock geology (10k)**	1	1	0	0	-
118	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
119	**15.1**	**50k Availability**	Identified (within 500m)				
120	**15.2**	**Artificial and made ground (50k)**	0	1	1	1	-
121	**15.3**	**Artificial ground permeability (50k)**	0	1	-	-	-
122	**15.4**	**Superficial geology (50k)**	1	1	2	2	-
123	**15.5**	**Superficial permeability (50k)**	Identified (within 50m)				
123	15.6	Landslip (50k)	0	0	0	0	-
123	15.7	Landslip permeability (50k)	None (within 50m)				
124	**15.8**	**Bedrock geology (50k)**	1	0	0	0	-
125	**15.9**	**Bedrock permeability (50k)**	Identified (within 50m)				
125	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
126	**16.1**	**BGS Boreholes**	2	7	27	-	-
Page	Section	Natural ground subsidence					
129	**17.1**	**Shrink swell clays**	Very low (within 50m)				
131	**17.2**	**Running sands**	Low (within 50m)				
133	**17.3**	**Compressible deposits**	Moderate (within 50m)				
135	**17.4**	**Collapsible deposits**	Very low (within 50m)				
137	**17.5**	**Landslides**	Very low (within 50m)				
139	**17.6**	**Ground dissolution of soluble rocks**	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
141	18.1	Natural cavities	0	0	0	0	-
142	18.2	BritPits	0	0	0	0	-
142	**18.3**	**Surface ground workings**	1	25	21	-	-
144	18.4	Underground workings	0	0	0	0	0
144	**18.5**	**Historical Mineral Planning Areas**	0	0	1	1	-

144	**18.6**	**Non-coal mining**	0	0	0	0	1
145	18.7	Mining cavities	0	0	0	0	0
145	18.8	JPB mining areas	None (within 0m)				
145	18.9	Coal mining	None (within 0m)				
145	18.10	Brine areas	None (within 0m)				
146	18.11	Gypsum areas	None (within 0m)				
146	18.12	Tin mining	None (within 0m)				
146	18.13	Clay mining	None (within 0m)				

Page	Section	Radon					
147	**19.1**	**Radon**	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
149	**20.1**	**BGS Estimated Background Soil Chemistry**	1	3	-	-	-
149	**20.2**	**BGS Estimated Urban Soil Chemistry**	2	6	-	-	-
150	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
151	21.1	Underground railways (London)	0	0	0	-	-
151	21.2	Underground railways (Non-London)	0	0	0	-	-
152	21.3	Railway tunnels	0	0	0	-	-
152	**21.4**	**Historical railway and tunnel features**	0	0	11	-	-
153	21.5	Royal Mail tunnels	0	0	0	-	-
153	**21.6**	**Historical railways**	0	0	1	-	-
153	21.7	Railways	0	0	0	-	-
153	21.8	Crossrail 1	0	0	0	0	-
154	21.9	Crossrail 2	0	0	0	0	-
154	21.10	HS2	0	0	0	0	-

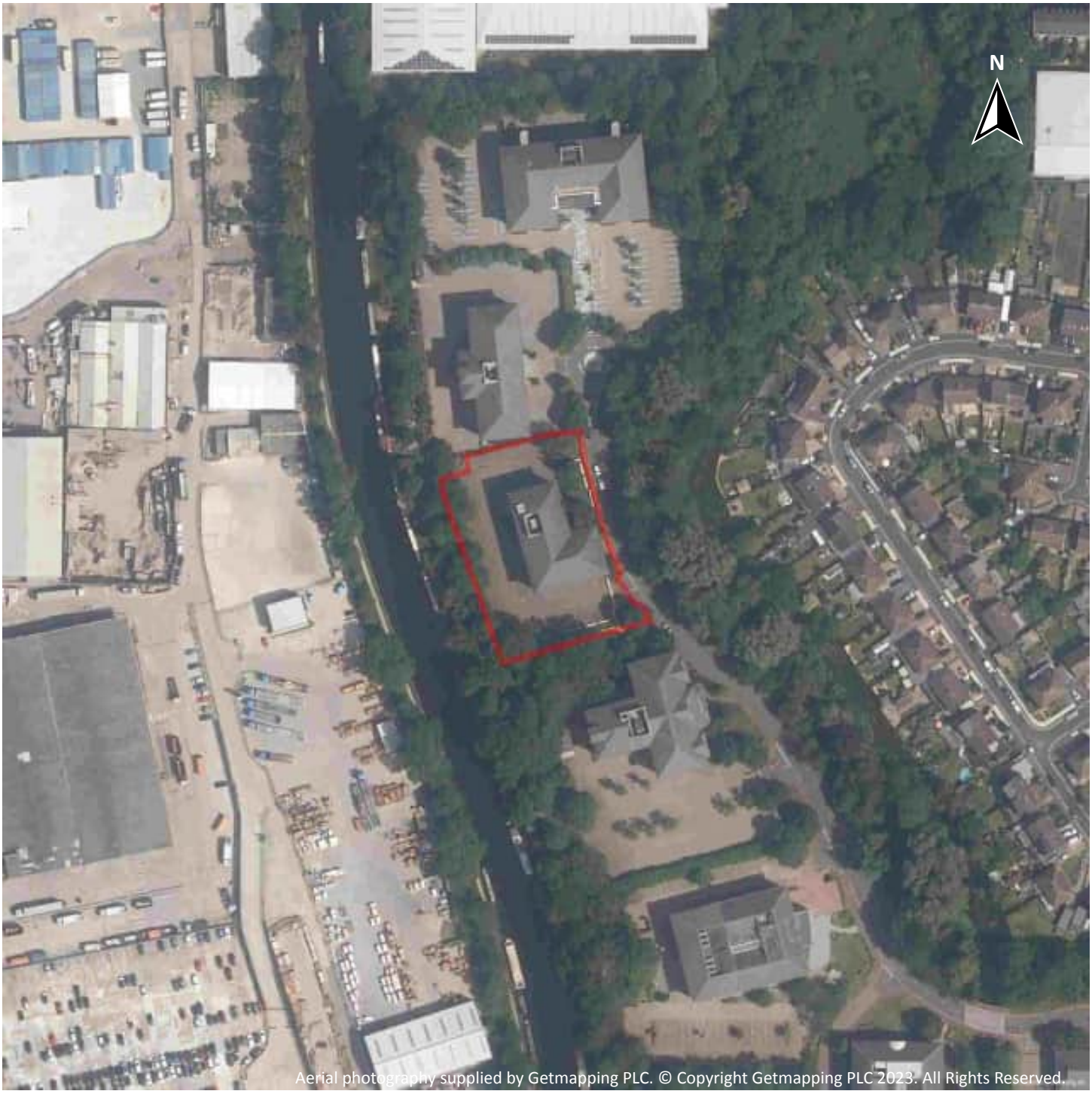
Recent aerial photograph



Capture Date: 13/06/2021

Site Area: 0.36ha

Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 0.36ha

Recent site history - 2013 aerial photograph

Capture Date: 20/04/2013

Site Area: 0.36ha

Recent site history - 2010 aerial photograph

Capture Date: 01/09/2010

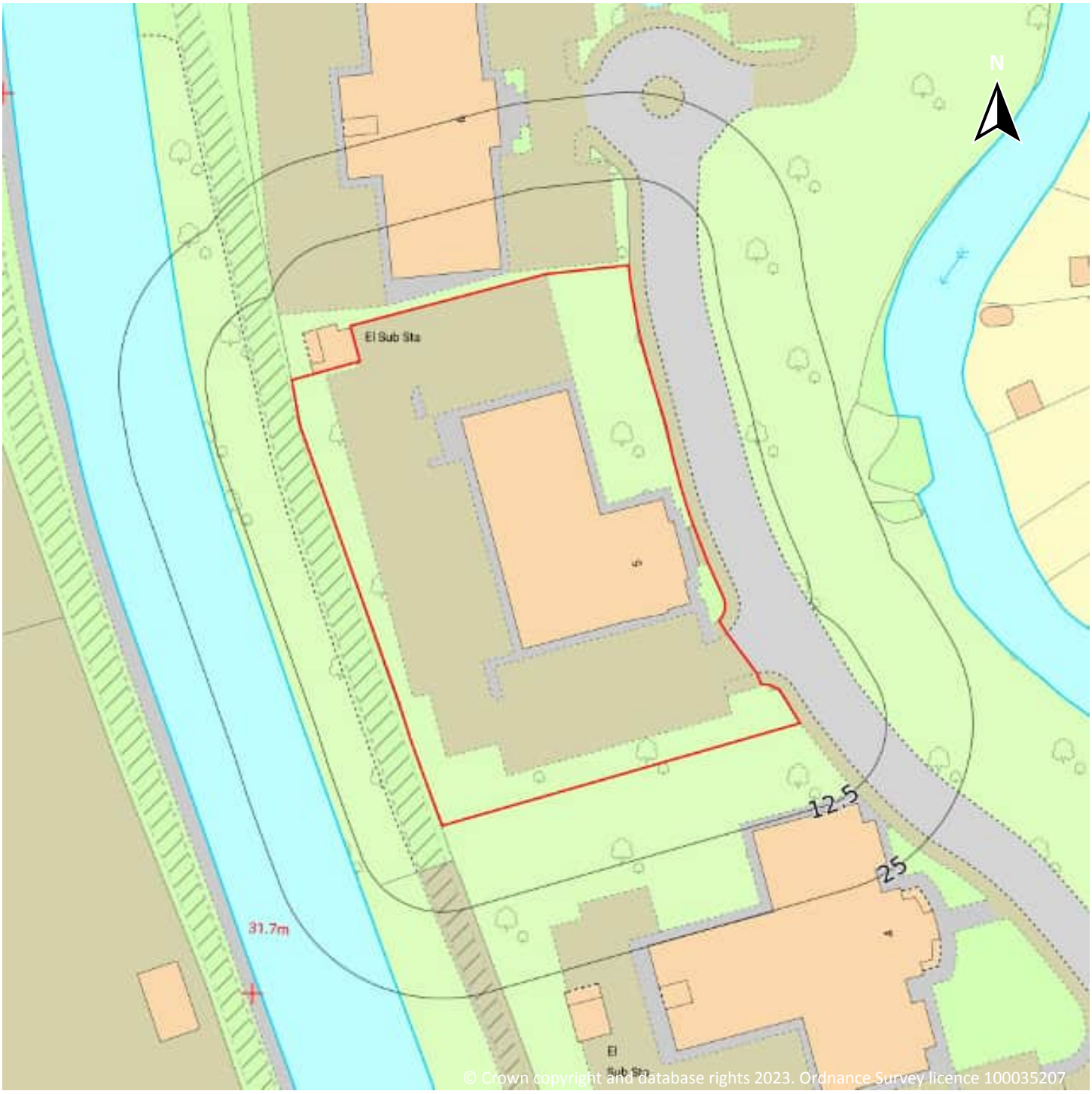
Site Area: 0.36ha

Recent site history - 1999 aerial photograph

Capture Date: 13/10/1999

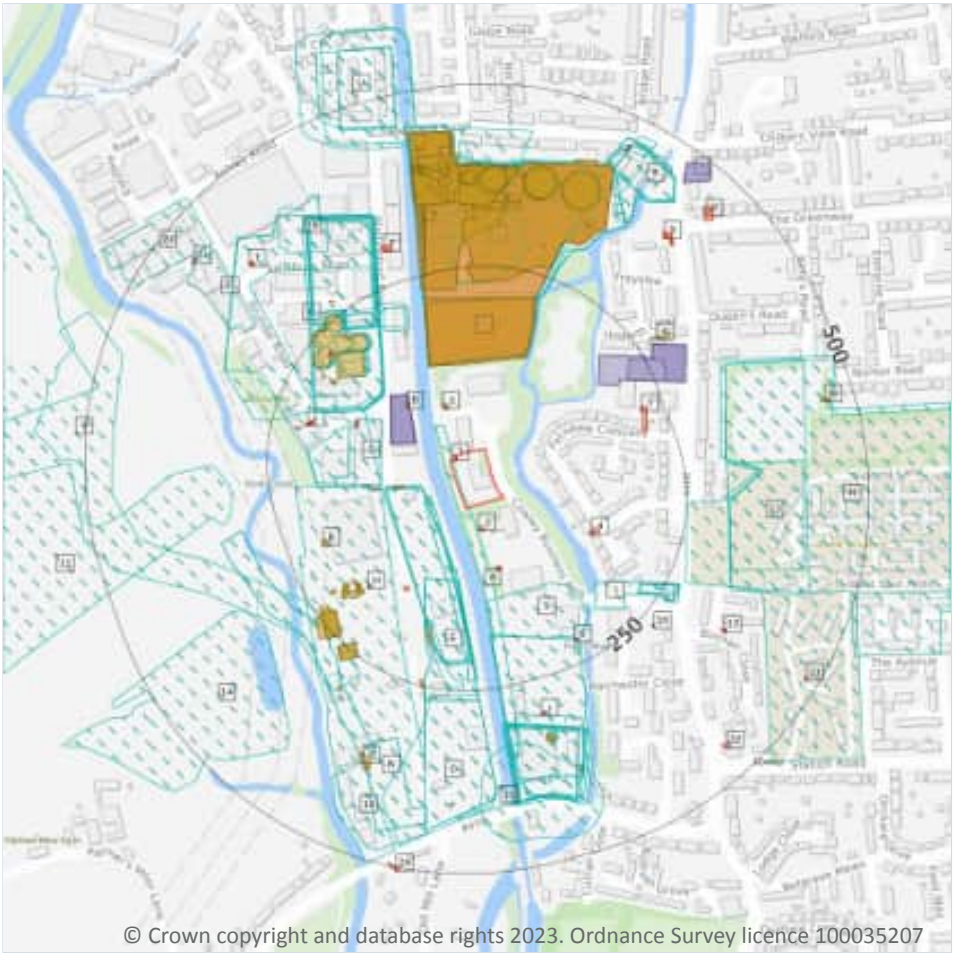
Site Area: 0.36ha

OS MasterMap site plan



Site Area: 0.36ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	141

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Ground Workings**	**1970**	**2133413**