



## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)** **GRANT OF PLANNING PERMISSION**

David Harker, S I T A Ltd.  
Haverton Hill Road  
Billingham  
Tees Valley  
TS23 1PY

Application Ref: 643/APP/2002/1592

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

**Description of development:**

ERECTION OF NEW BUILDINGS FOR WASTE TRANSFER FACILITY, RECYCLING AND CIVIC AMENITY ACTIVITIES, WORKSHOP/OFFICES BUILDING, WEIGHBRIDGES, OFFICE AND LORRY PARKING AND WASHDOWN AREA (INVOLVING DEMOLITION OF EXISTING BUILDINGS ON SITE).

**Location of development:** Sita Waste Transfer Station, Rigby Lane Hayes,

**Date of application:** 02 July 2002

**Plan Numbers:** See attached Schedule of plans

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

**Signed:**..... *See Pal* .....

**CORPORATE DIRECTOR OF PLANNING & COMMUNITY SERVICE**

**Date: 2 April 2007**

**NOTES:**

- (i) Please also see the informatics included in the Schedule of Conditions.
- (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
- (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

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## **GRANT OF PLANNING PERMISSION**

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### **SCHEDULE OF CONDITIONS**

- 1 · The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

#### **REASON**

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

#### **REASON**

To ensure that adequate facilities are provided.

- 3 · The fencing or other means of enclosure shown on the approved plans shall be erected prior to development commencing and thereafter permanently retained.

#### **REASON**

To safeguard the privacy of adjoining residents.

- 4 · Development shall not begin until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved by the Local Planning Authority.

#### **REASON**

To ensure that the development presents a satisfactory appearance.

- 5 · The quantity of waste deposited at the facility shall not exceed 1030 tonnes on any one day.

#### **REASON**

To safeguard the amenity of surrounding areas.

- 6 · No plant of machinery shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning Authority.

#### **REAS0N**

To safeguard the amenity of surrounding areas.

## **SCHEDULE OF CONDITIONS**

7 · Development shall not begin until a scheme for protecting neighbouring properties from dust emitted from the construction works, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of dust control measures and other measures as may be approved by the Local Planning Authority.

**REASON**

To safeguard the amenity of surrounding areas.

8 · No bonfires shall be lit on the construction site.

**REASON**

In the interests of fire safety.

9 · Before the use commences, a scheme which specifies the provision to be made for the control of odour from the Civic Amenity site should be submitted to, and approved by the Local Planning Authority.

**REASON**

To safeguard the amenity of surrounding areas.

10 · Details of all proposed signage shall be provided to the Local Planning Authority prior to the commencement of works for the approved development.

**REASON**

In the interests of traffic safety.

11 · Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

**REASON**

To prevent pollution of the water environment.

## **SCHEDULE OF CONDITIONS**

12 · The construction of the site drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

### **REASON**

To prevent pollution of the water environment.

13 · Surface water drainage works (including source control measures) shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

### **REASON**

To prevent the increased risk of flooding.

## **INFORMATIVES:**

- 1 · This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning and Transportation Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).
- 2 · 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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) 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.

- 3 · Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of

## **SCHEDULE OF CONDITIONS**

sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

- 4 . Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.
  
- 5 . You are advised to contact Crossrail on one of the following links, regarding the part of the site that extends to the adjacent railway line:  
E mail: [helpdesk@crossrail.co.uk](mailto:helpdesk@crossrail.co.uk)  
Help Line: 0845 602 3813  
Web: [www.crossrail.co.uk](http://www.crossrail.co.uk)

## **END OF SCHEDULE**

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### **SCHEDULE OF PLANS**

Supporting statement and drawing nos. 1, 2, 3, 5, and 6 received 02/07/02, amended drawing no. 4 Rev.2 received 04/11/02, additional drawing no. 4a Rev.1 received 04/11/02

## **RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY**

### **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

#### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

#### **Purchase Notices.**

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.