

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Flc Car Sales
Address line 1	Falling Lane
Address line 2	
Address line 3	
Town/city	West Drayton
Postcode	UB7 8AA
Description of site location must be completed if postcode is not known:	
Easting (x)	505958
Northing (y)	180759
Description	

2. Applicant Details

Title	
First name	
Surname	FLC 2008 LTD
Company name	FLC 2008 LTD
Address line 1	Flc Car Sales, Falling Lane
Address line 2	
Address line 3	
Town/city	West Drayton
Country	

2. Applicant Details

Postcode

UB7 8AA

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Jeff

Surname

Gillett

Company name

The Gillett Macleod Partnership

Address line 1

1 High road

Address line 2

Old Eastcote

Address line 3

Old Eastcote

Town/city

Pinner

Country

United Kingdom

Postcode

HA5 2EW

Primary number

Secondary number

Fax number

Email

4. Development Description

Please indicate all those reserved matters for which approval is being sought

☐ Access

☒ Appearance

☒ Landscaping

☐ Layout

☐ Scale

Please provide a description of the approved development as shown on the decision letter

Erection of a 2-4 storey building comprising 30 no. studio, 1, 2 and 3-bedroom apartments (Use Class C3) with associated access, car parking and refuse/recycling store, involving demolition of the used car sales garage (Outline application with appearance and landscaping reserved).

Reference number

692/APP/2017/749

Date of decision (date must be pre-application submission)

11/03/2019

4. Development Description

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Details of the appearance and landscaping.

Has the work already started?

Yes

No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

1397.50

Unit

Sq. metres

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	MX155107
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Public/Private Ownership

What is the current ownership status of the site?

Public

Private

Mixed

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes

No

Do the proposals cover the whole existing building(s)?

Yes

No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?
If the proposal does not include affordable housing, select 'No'.

Yes

No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	New building
Maximum height (Metres)	13.3
Number of storeys	4

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes

No

Projected cost of works

Please provide the estimated total cost of the proposal

Between £2m and £100m

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

Yes

No

9. Superseded consents

Does this proposal supersede any existing consent(s)? ☐ Yes ☒ No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.
If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
Entire Development	February	2022	June	2023

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name? ☐ Yes ☒ No

Developer Information

Has a lead developer been assigned? ☐ Yes ☒ No

12. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
OTHER Change of use and demolition of car sales garage to 4 storeys residential building	215.2	215.2	2000
Total	215.2	215.2	2000

13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	30	30	0

14. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? ☒ Yes ☐ No

Please add details of the charging points.
Active charging points: Fully installed and ready to use.

14. Electric vehicle charging points

Passive charging points: Electrical infrastructure/capacity in place to allow charging points to be installed.

Charging points	Active	Passive
Fast charging points (7-22 kw)	12	12
Total charging points	12	12

15. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? ☐ Yes ☒ No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? ☐ Yes ☒ No

16. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal 50

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? ☐ Yes ☒ No

Please state the expected internal residential water usage of the proposal (litres per person per day) 105.00

Does the proposal include the harvesting of rainfall? ☒ Yes ☐ No

Does the proposal include re-use of grey water? ☐ Yes ☒ No

17. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)? ☐ Yes ☒ No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? ☐ Yes ☒ No

18. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

19. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people
Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2) 0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use) 0

20. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? ☒ Yes ☐ No

21. Utilities

Water and gas connections

Number of new water connections required	30
Number of new gas connections required	30

Fire safety

Is a fire suppression system proposed? ☐ Yes ☒ No

Internet connections

Number of residential units to be served by full fibre internet connections	30
Number of non-residential units to be served by full fibre internet connections	0

Mobile networks

Has consultation with mobile network operators been carried out? ☐ Yes ☒ No

22. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation? ☐ Yes ☒ No

Heat pumps

Will the proposal provide any heat pumps? ☐ Yes ☒ No

Solar energy

Does the proposal include solar energy of any kind? ☒ Yes ☐ No

Total Installed Capacity (Megawatts)	12.00
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Passive cooling units

Number of proposed residential units with passive cooling	0
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Emissions

NOx total annual emissions (Kilograms)	0.00
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Particulate matter (PM) total annual emissions (Kilograms)	0.00
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Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013? ☒ Yes ☐ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)	0.00
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Urban Greening Factor

Please enter the Urban Greening Factor score	0.00
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Residential units with electrical heating

Number of proposed residential units with electrical heating	30
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Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled	5
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23. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

23. Supporting Information

15/2936/2 proposed site plan
15/2936/2 Rev. A final proposed site plan
15/2936/3 Rev A 2 basement plan
15/2936/4 ground floor plan
15/2936/4 first floor plan
15/2936/4 second floor plan
15/2936/2 third floor plan
15/2936/4 roof plan
15/2936/9 elevation plans
location plan

Please list all drawing numbers submitted with this application for approval

15/2936/101
15/2936/102
15/2936/103
15/2936/104
15/2936/105
15/2936/106
15/2936/107
15/2936/108
15/2936/109
15/2936/110
15/2936/111
1059 FLC MOTORS Plan 1059.21.1 Landscape Proposals
Landscape specification maintenance 5 year landscape management plan
Appearance

If applicable, please state the reasons for any changes to the original drawings

n/a

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

25. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

26. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application) 01/11/2021