Residents Services

Ref: 70386/APP/2015/203

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Resients Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address 64 CARDINAL ROAD RUISLIP

Development: Details pursuant to discharge conditions Nos. 6 (Sustainable Water Management) of planning permission Ref: 70386/APP/2014/3813 dated 19/12/2014 (Single storey rear extension)

LBH Ref Nos: **70386/APP/2015/203**

Drawing Nos: cardinalrd-64/8 Rev A

Date of receipt: 21/01/2015 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

Details pursuant to discharge conditions Nos. 6 (Sustainable Water Management) of planning permission Ref: 70386/APP/2014/3813 dated 19/12/2014 (Single storey rear extension)

Condition 6 (Sustainable Water Management)

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 5.15 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 OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

INTERNAL CONSULTATIONS

WATER AND FLOOD MANAGEMENT OFFICER COMMENTS:

Planning Specialists (sent by vboorman@hillingdon.gov.uk)
19 Feb

There are no objections to the discharge of the condition as information submitted demonstrates the use of water butts with excess water diverted to an appropriately designed soakway.

As such, the relevant internal consultee (Flood and Water Management Officer) is satisfied with the discharge of condition 6.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

Contact Officer: Scott Hackner **Telephone No:** 01895 250230