

28th May 2021

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Our ref: EP1267
Your ref: 2020/1369

Dear Sir/Madam

APPLICATION FOR THE SUBMISSION OF DETAILS RESERVED BY PLANNING CONDITION IN RESPECT OF PLANNING PERMISSION REF: 2020/1369. THE SUBMISSION IS IN RELATION TO THE FULL DISCHARGE OF CONDITIONS IN RESPECT OF THE NEW GARANDUNION VILLAGE SEN SCHOOL AT BROADMEAD ROAD, NORTHOLT

We hereby submit on behalf of our client ISG Plc on behalf of the Department for Education (DfE) ("the Applicant"), an application for the submission of details reserved by condition in respect of planning permission 2020/1369.

PLANNING STATEMENT

BACKGROUND

Planning permission was granted for the construction of a new single storey 80 place SEND school with associated landscaping, play areas, boundary treatment and car parking. The application site is located within the Green Belt and was granted planning permission following referral to the GLA. Planning permission has been granted subject to a Section 106 agreement and a number of planning conditions.

THE PROPOSAL

This application includes submissions for the full discharge of the following conditions in relation to planning permission 2020/1369:

- Condition 6 – Materials and external surfaces
- Condition 7 – Landscaping scheme
- Condition 8 – Details of refuse store
- Condition 9 – Pedestrian routes
- Condition 12 – Energy Assessment
- Condition 13 – Low emission strategy
- Condition 21 – Reptile survey
- Condition 24 – Delivery and servicing plan
- Condition 27 – Dynamic overheating analysis

Full details of the information submitted, and further commentary is included within the table below.

Con No.	Submitted information	Comments
6	Drg: FS0729-NOV-V1-ZZ-DR-A-PL010 Drg: FS0729-NOV-V1-ZZ-DR-A-PL011	Detailed elevations providing details of the materials types and specifications and where they will be used on the building are submitted in support of the application. Should physical samples of any of the samples be required these can be arranged to be delivered to the Council's Office
7	Site Masterplan - FS0279-WWA-ZZ-ZZ-DR-L-0100 Site Sections - FS0279-WWA-ZZ-ZZ-DR-L-0400 Existing Site Plan - FS0279-WWA-ZZ-ZZ-DR-L-0101 Demolition Plan - FS0279-WWA-ZZ-ZZ-DR-L-0102 Proposed Levels Plan – East - FS0279-WWA-ZZ-ZZ-DR-L-0103 Proposed Levels Plan – West - FS0279-WWA-ZZ-ZZ-DR-L-0104 Proposed Fencing Strategy - FS0279-WWA-ZZ-ZZ-DR-L-0105 Access and Circulation Strategy - FS0279-WWA-ZZ-ZZ-DR-L-0106 Car Park Layout Plan - North - FS0279-WWA-ZZ-ZZ-DR-L-0107 Car Park Layout Plan - South - FS0279-WWA-ZZ-ZZ-DR-L-0108 External Landscape Layout - Sheet 1 - FS0279-WWA-ZZ-ZZ-DR-L-0109 External Landscape Layout - Sheet 2 - FS0279-WWA-ZZ-ZZ-DR-L-0110 External Landscape Layout - Sheet 3 - FS0279-WWA-ZZ-ZZ-DR-L-0111 BB104 Areas - FS0279-WWA-ZZ-ZZ-DR-L-0112 Kerbs and Edging Strategy - FS0279-WWA-ZZ-ZZ-DR-L-0114 Site Location Plan - FS0279-WWA-ZZ-ZZ-DR-L-0115 Site Plan Substation Location - FS0279-WWA-ZZ-ZZ-DR-L-0116 Substation Layout and Section - FS0279-WWA-ZZ-ZZ-DR-L-0117 UKPN Substation in GRP Enclosure - FS0279-WWA-ZZ-ZZ-DR-L-0118 Landscape Details 1 - FS0279-WWA-ZZ-ZZ-DR-L-0501 Landscape Details 2 - FS0279-WWA-ZZ-ZZ-DR-L-0502 Landscape Details 3 - FS0279-WWA-ZZ-ZZ-DR-L-0503 Bin Store Details - FS0279-WWA-ZZ-ZZ-DR-L-0504 Fence and Gate Details 1 - FS0279-WWA-ZZ-ZZ-DR-L-0505 Fence and Gate Details 2 - FS0279-WWA-ZZ-ZZ-DR-L-0506 Cycle Store Details - FS0279-WWA-ZZ-ZZ-DR-L-0507 Planting Plan - Sheet 1 - FS0279-WWA-ZZ-ZZ-DR-L-0300 Planting Plan - Sheet 2 - FS0279-WWA-ZZ-ZZ-DR-L-0301 Planting Plan - Sheet 3 - FS0279-WWA-ZZ-ZZ-DR-L-0302	

	Landscape Management and Maintenance Plan - FS0279-WWA-ZZ-ZZ-RP-L-0600 Landscape Specification - FS0279-WWA-ZZ-ZZ-RP-L-0601	
8	Report to Discharge Condition 8 (TN001) prepared by Velocity Transport Planning	
9	Car Park Layout Plan - North - FS0279-WWA-ZZ-ZZ-DR-L-0107 Car Park Layout Plan - South - FS0279-WWA-ZZ-ZZ-DR-L-0108	
12	Energy Assessment (FS0729-HYD-XX-ZZ-RP-N-004) prepared by Hydrock	
13	Low Emission Strategy (D011) prepared by Velocity Transport Planning	
21	Reptile Survey Report (CSA/4948/01) prepared by CSA Environmental	
24	Delivery and Servicing Plan (D0004) prepared by Velocity Transport Planning	
27	Overheating Design Note (FS0729-HYD-XX-ZZ-RP-N-006) prepared by Hydrock	

(Table 1.1 Details submit to discharge conditions)

SUBMISSION

In addition to the amended plans noted in Table 1.1 above the following documents have been submitted electronically via the Planning Portal (Ref: PP-09882822).

- Application form
- Covering Letter (this letter)
- Site location plan

In accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, as amended, an application fee of £116 plus a £25 service charge, has been calculated. Payment of the application fee has been made to the Planning Portal and will be paid direct to the Council by the Planning Portal.

We trust that you will find this application to be in order. Should you require any additional information or clarification please do not hesitate to contact the writer.

Yours sincerely



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