

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Residents 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, Transportation and Regeneration

Address 17-23 HIGH STREET RUISLIP

Development: Details pursuant to the discharge of Condition 9, Part A (Asbestos Remediation Strategy) of planning permission ref. 72115/APP/2020/2688, dated 24/02/2021 (Creation of first floor level and change of use of existing offices to create 2 x 2-bed and 3 x 1-bed self contained flats, parking and cycle storage involving alterations to elevations and associated works.)

LBH Ref Nos: 72115/APP/2022/1323

Drawing Nos: Macniven Quays Limited, dated 22/04/2022
Asbestos Remediation Strategy, Strategic Risk Management (Asbestos) Ltd, dated 9th September 2021.

Date of receipt: 22/04/2022 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

The application relates to details pursuant to Condition 9, Part A (Asbestos Remediation Strategy) of planning permission 72115/APP/2020/2688 dated 24/02/2021 for 'Creation of first floor level and change of use of existing offices to create 2 x 2-bed and 3 x 1-bed self-contained flats, parking and cycle storage involving alterations to elevations and associated works.'

The wording of Condition 9 was amended via NMA Application Ref: 72115/APP/2022/851 and is formed of three parts:

PART A

Prior to the commencement of the development, an Asbestos Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Asbestos Remediation Strategy shall include: i) details of existing asbestos records for the site, ii) any requirement for further asbestos survey(s) to be undertaken at the site in respect of the proposed development, and iii) the identification of any areas of the site where it is considered appropriate for development to commence without the need for any asbestos remediation works or further asbestos survey(s) to be undertaken in those areas.

PART B

Prior to commencing any works on relevant parts of the development which fall outside of the areas identified under Part A iii) of this condition (as detailed within the approved Asbestos Remediation Strategy), an Asbestos Remediation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Asbestos Remediation Plan shall include details of: i) the results of any relevant asbestos survey(s) identified as required under Part A ii) of this condition, ii) an assessment of the extent of any identified asbestos within the relevant part(s) of the development, and iii) a report of any asbestos remediation measures to be taken to avoid risks to the occupants of adjacent properties and to the users of the proposed structures.

PART C

Any asbestos remediation works which form part of the Asbestos Remediation Plan approved under Part B of this condition shall be completed before any part of the development is put to use (unless otherwise agreed in writing by the Local Planning Authority). Prior to occupation, verification information shall be submitted to the Local Planning Authority to demonstrate that any asbestos remediation works have been completed in accordance with the details approved under Part B.

Demolition and/or removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive
<https://www.hse.gov.uk/asbestos/essentials/>

REASON To ensure that occupants of adjacent properties and users of the proposed development are not subject to any risks from contamination 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.

In accordance with Part A of condition 09, an Asbestos Remediation Strategy has been submitted and following consultation with the Council's contamination officer, the strategy submitted is considered acceptable to allow a partial discharge of the condition referring to Part A.

The plan attached to the asbestos remediation strategy indicates that works would only be able to commence outside the building. Further asbestos surveys inside the building would be required under Part B and a verification plan as per section 6 of the report would be provided in relation to the requirements of Part C of the condition. These additional documents would be required to enable the full discharge of the condition.

Notwithstanding the details submitted in relation to the condition, it is noted that Asbestos is comprehensively controlled outside of the planning regime through legislation, enforced by the Health and Safety Executive.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

Contact Officer: Christos Chrysanthou

Telephone No: 01895 250230