



ALLEN PLANNING Ltd
Town Planning and Development Consultants

Planning Statement

**Information pursuant to condition
Nos 4 & 5**

**Imposed upon Planning Approval
Reference 74214/APP/2020/3417**

**Site at Unit 6
The Runway
Ruislip**

February 2021

1.0 Introduction

1.1 This application seeks to provide further information requested under condition numbers 4 and 5 imposed by the LPA on the Planning Approval for a two storey front and first floor side extension and change of use from offices to 5 x studio flats with associated car parking, cycle and refuse storage f under Reference: 74214/APP/2020/3417

1.2 This permission was granted on the 4th December 2020.

1.3 Condition No.4 as imposed on this permission states: -

“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.”

1.4 The Reason for the imposition of the condition was: -

To ensure the development does not increase the risk of flooding in accordance with Policy DME1 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 5.12.

1.5 Condition No.5 as imposed on this permission states: -

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for

remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing

1.6 The Reason for the imposition of the condition was: -

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DME1 12 of Hillingdon Local Plan Part 2.

1.5 This application is supported by the following documents/plans.

- Suds M & M Plan
- Contaminated Land Desk top study
- Drawing 202 P1 - Private Drainage Construction details Part 1
- Drawing 203 P1 - Private Drainage Construction details Part 2
- Drawing 204 P1 - Private Pavement Construction details

2.0 Site Location

2.1 The site is located on the north west side of The Runway and currently comprises a 2-storey building which was occupied by an office (Use Class B1a) but has both prior notification and planning permission to be converted to 5 residential units.

2.2 The application site is sited on the west side of The Runway, Ruislip, towards its northern end and lies immediately to the east of the Odyssey Business Park, which is accessible via a footpath to the north of the building. The site lies within the South Ruislip Local Centre as designated in the adopted Hillingdon Local Plan: Part Two.

2.4 The building is located at the end of a commercially dominant cul-de-sac off Station Approach (designated as a classified road in the Council's hierarchy of roads) in South Ruislip. The site is within easy reach of South Ruislip LU station and has a PTAL rating of 3 which is considered as moderate but actually such is not in reality reflective of the 'real world' exemplary public transport provision which is exemplified by the proximity of the adjacent LU station located within 5 minutes walking distance.

2.5 The site is not within a conservation area and it is not listed and there are no nearby heritage assets.

3.0 The Information Submitted

- 3.1 Turning initially to the condition imposed in terms of matters of contaminated land this application is supported by a contaminated land desk top study.
- 3.2 This study concludes that:
- “With regard to the above, and that provision has been made in respect of any potential risks to groundworkers it is intended that this Phase 1 Desktop Study report should meet the requirements for discharge of Planning Condition 5 of Planning Permission 74214/APP/2020/3417”*
- 3.3 It is submitted that this detailed assessment provides all necessary information as requested by condition five imposed upon the host planning permission in terms of any issues pursuant to matters of contaminated land.
- 3.4 In terms of condition four and the issue of sustainable water management this application is supported by four documents. Firstly, a Suds M&M Plan and then three separate drawings showing the drainage construction details and also the pavement construction details for the scheme.
- 3.5 This detailed information responds directly to the matters raised through condition number four and will provide for a development which successfully addresses matters of sustainable water management.
- 4.0 Conclusion**
- 4.1 This application, through the documents provided is compliant with all of the necessary information pursuant to condition Nos. 4 and 5 imposed by the LPA on this Planning Permission and, we submit, would allow for the discharge of these two conditions completely.