

Application for planning permission (Local Authority reference 01508/A/P6).

Redevelopment of the site to provide a mixed use scheme of 441 residential units (Use Class C3) including 50% affordable housing with ancillary facilities, flexible commercial uses (Use Classes A1, A2, A3 and B1) and a nursery (Use Class D1) in buildings of 12, 13, 16, 17 and 18 storeys in height.

At: Citroen Site, Capital Interchange Way, Brentford TW8 0EX

Subject to the following conditions and reasons for conditions:

1. Time limit

This development must be commenced within three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. Approved plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing plans	Existing drawings
1699_DWG_PL_xx_000 R01 Existing site location plan	1699_DWG_PL_xx_100 R00 Existing site elevation south-east
1699_DWG_PL_xx_001 R00 Existing site plan	1699_DWG_PL_xx_101 R00 Existing site elevation north-east
1699_DWG_PL_xx_003 R00 Existing ground floor plan	1699_DWG_PL_xx_102 R00 Existing site elevation north-west
	1699_DWG_PL_xx_103 R00 Existing site elevation south-west
Proposed drawings	
Site plans	
1699_DWG_PL_xx_00_001 R01 Proposed site plan	1699_DWG_PL_xx_00_002 R00 Proposed block plan
38397-PBA-XX-D-C 501-SO Rev 1 Proposed indicative surface water drainage strategy	
Elevations	
1699_DWG_PL_xx_00_100 R03 Proposed site elevation south-east	1699_DWG_PL_xx_00_102 R03 Proposed site elevation north-west

1699_DWG_PL_xx_00_101 R03 Proposed site elevation north-east	DWG_PL_xx_00_103 R03 Proposed site elevation south-west
Floor Plans	
1699__DWG_PL_xx_20_100 R07 Proposed ground floor plan	1699__DWG_PL_xx_20_110 R04 Proposed tenth floor plan
1699__DWG_PL_xx_20_101 R05 Proposed First (podium) floor plan	1699__DWG_PL_xx_20_111 R04 Proposed eleventh floor plan
1699__DWG_PL_xx_20_102 R04 Proposed second floor plan	1699__DWG_PL_xx_20_112 R04 Proposed twelfth floor plan
1699__DWG_PL_xx_20_103 R04 Proposed third floor plan	1699__DWG_PL_xx_20_113 R04 Proposed thirteenth floor plan
1699__DWG_PL_xx_20_104 R04 Proposed fourth floor plan	1699__DWG_PL_xx_20_114 R04 Proposed fourteenth floor plan
1699__DWG_PL_xx_20_105 R04 Proposed fifth floor plan	1699__DWG_PL_xx_20_115 R04 Proposed fifteenth floor plan
1699__DWG_PL_xx_20_106 R04 Proposed sixth floor plan	1699__DWG_PL_xx_20_116 R04 Proposed sixteenth floor plan
1699__DWG_PL_xx_20_107 R04 Proposed seventh floor plan	1699__DWG_PL_xx_20_117 R04 Proposed seventeenth floor plan
1699__DWG_PL_xx_20_108 R04 Proposed eight floor plan	1699__DWG_PL_xx_20_118 R05 Proposed roof plan
1699__DWG_PL_xx_20_109 R04 Proposed ninth floor plan	
Elevations and sections	
1699__DWG_PL_01_20_200 R01 Proposed Block 1 Section AA	1699_DWG_PL_01_20_303 R02 Proposed Block 1 South West elevation
1699__DWG_PL_01_20_201 R01 Proposed Block 1 Section BB	1699_DWG_PL_0203_20_300 R02 Proposed Block 2 and 3 East Elevations
1699_DWG_PL_0203_20_200 R01 Proposed Block 2 and 3 Section AA	1699_DWG_PL_0203_20_301 R02 Proposed Block 2 and 3 North Elevations
1699_DWG_PL_0203_20_201 R01 Proposed Block 2 and 3 Section BB	1699_DWG_PL_0203_20_302 R02 Proposed Block 2 and 3 South Elevations
1699_DWG_PL_0203_20_203 R01 Proposed Block 2 and 3 Section CC	1699_DWG_PL_0203_20_303 R02 Proposed Block 2 and 3 West Elevations
1699_DWG_PL_0405_20_200 R01 Proposed Block 4 and 5 Section AA	1699_DWG_PL_0405_20_300 R02 Proposed Block 4 and 5 North East Elevations

1699_DWG_PL_0405_20_200 R01 Proposed Block 4 and 5 Section BB	1699_DWG_PL_0405_20_301 R02 Proposed Block 4 and 5 North West Elevations
1699_DWG_PL_01_20_300 R02 Proposed Block 1 North East elevation	1699_DWG_PL_0405_20_302 R02 Proposed Block 4 and 5 South East Elevations
1699_DWG_PL_01_20_301 R02 Proposed Block 1 North West elevation	1699_DWG_PL_0405_20_303 R02 Proposed Block 4 and 5 South West Elevations
1699_DWG_PL_01_20_302 R02 Proposed Block 1 South East elevation	

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with Policies SV1, CC1, CC2 and CC3 of the Hounslow Local Plan and Policy 1.1 of the London Plan (2016).

3. CIL Phasing Plan

The development hereby permitted shall be carried out in accordance with a phasing plan to be submitted to and approved in writing by the Local Planning Authority prior to works commencing..

Reason : To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) and to ensure an expedient delivery of homes.

4. Detailed drawings, external materials and balcony screens

Notwithstanding the details shown on the plans, hereby approved, prior to the commencement of the development (other than demolition, site clearance and ground works):

- a) details and appropriate samples of the materials to be used for the external surfaces of the buildings and hard surfaced areas including details of change in elevational treatment shall have been submitted to and approved in writing by the Local Planning Authority; and
- b) sample panels shall be constructed on site of building materials and hard surfacing, to be inspected and approved in writing by the Local Planning Authority.
- c) details of the following features and elements of the scheme must be submitted to Local Planning Authority and approved by the Local Planning Authority in writing:

- i. Brick bonding and brick and cladding detailing (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
- ii. External windows, balconies, winter gardens, doors, screens, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
- iii. Depth of window reveals, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
- iv. Rainwater goods (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
- v. external plan
- vi. Shop fronts, entrances and openings (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).

The development shall be implemented in full accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CC1 and CC2 of the Hounslow Local Plan and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan (2016).

5. Building and Site Management

Prior to the first occupation of the development a Management Strategy for each building and site shall be submitted to and approved in writing by the Local Planning Authority.

The strategy should include:

- a) Details of security measures including location of security/concierge office, location and details of CCTV;
- b) Details regarding the receipt, management and distribution of post, parcels, supermarket and other deliveries to the residential units;
- c) Different controlled areas of the development and details of those who will have access to each of the identified zones;
- d) Points of access and how access will be controlled;
- e) Confirmation of disabled access arrangements;
- f) Refuse and Recycling Storage and Collection (Operational Waste Management Strategy retail and residential); and
- g) Measures and procedures to prevent and deal with antisocial behaviour and crime.

The site shall be managed in accordance with the approved strategy for the life of the development or as otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the proper maintenance, safety and security of the site and to ensure that the quality of the public realm is appropriately safeguarded and that that access is maintained for disabled people and people with pushchairs, in accordance with policies 3.1, 3.8, 3.16, 7.2, 7.3, 7.5 and 7.8 of the adopted London Plan (2016) and Hounslow Local Plan policies.

6. Final Drainage Design

Prior to commencement of works (excluding site investigations, demolition and site clearance), the applicant must submit a final detailed drainage design including drawings, supporting calculations and updated Drainage Assessment Form to the Lead Local Flood Authority for review and approval, aligned with the June 2018 Revised Surface Water Drainage Strategy and associated drawings. Evidence must also be included to demonstrate that the offsite surface water sewers are suitable to receive the runoff. A detailed management plan confirming routine maintenance tasks for all drainage components, including the green / blue roofs, permeable paving and attenuation tank, must be submitted to and approved in writing by the Local Planning Authority to demonstrate how the drainage system is to be maintained for the lifetime of the development.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy 5.13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Hounslow Council's Local Plan Policy EQ3.

7. Implementation of drainage design

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to and agreed in writing by the Local Planning Authority, to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details in accordance with Condition 6. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies 5.12 and 5.13) along with associated guidance to these policies and Hounslow Council's Local Plan Policy EQ3.

8. Landscaping, public realm, play space and boundary treatments

A landscaping and public realm scheme for the public and private areas in the development shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of public realm and landscape works.

The detailed plan shall include the following details:

- a) The overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;
- b) The location, species and sizes of proposed trees and tree pit design;
- c) Details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas;
- d) Enclosures including type, dimensions and treatments of any walls, fences, screen walls, barriers, railings and hedges;
- e) Hard landscaping, including ground surface materials, kerbs, edges, ridge and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;
- f) Street furniture, including type, materials and manufacturer's spec if appropriate;
- g) Details of children's play space equipment and structures, including key dimensions, materials and manufacturer's spec if appropriate;
- h) Any other landscaping features forming part of the scheme, including amenity spaces and green/brown roofs;
- i) A statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility; and
- j) A wayfinding and signage strategy.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development. The landscaping and tree planting shall have a two year maintenance/watering provision following planting and any trees or shrubs which die within five years of completion of the development shall be replaced with the same species or an approved alternative, to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In the interest of biodiversity, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity in accordance with London Plan Policies 7.3, 7.4, 7.5 and Policies CC1 and CC2 of the Hounslow Local Plan.

9. Cycle parking

Details of the secure/enclosed cycle parking spaces for the residential units, visitor's spaces and spaces for the commercial/retail tenants, including their location and type of storage, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be installed prior to occupation of any part of the development, and maintained permanently thereafter unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To ensure satisfactory provision of cycle storage facilities, in accordance with Policy EC2 of the Hounslow Local Plan and Policy 6.9 of the London Plan.

10. Noise fixed plant

Any fixed external plant shall be designed and installed to ensure that noise emanating from such plant is at least 10dB below the background noise levels when measured from the nearest sensitive receptors. All plant shall be installed in accordance with the approved plans. No further fans, louvres, ducts or other external plant shall be installed without the written prior approval of the Local Planning Authority.

Reason: to protect the amenities of existing and future residents and ensure that the development provides a high quality design in accordance with Policies CC1, CC2 and EQ5 of the Hounslow Local Plan and Policy 3.5 of the London Plan.

11. Noise, vibration and – internal residential environment

Prior to the commencement of development above ground floor slab level, details of the built fabric and ventilation strategy within the scheme to ensure:

- a) The approved residential units are insulated against external noise which achieves internal noise levels, taking into account any ventilation requirements which do not exceed the guidelines values contained in table 4 of BS 8233:2014;
- b) The approved residential units are insulated by noise insulation measures of the A1- A3, B1 and D1 uses to provide effective resistance to the transmission of airborne and impact sound horizontally and/or vertically between those uses; and

Shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be installed prior to the occupation of the residential units and thereafter retained.

Reason: To protect the amenities and health of the occupiers of the building(s), in accordance with Policy EQ5 of the Hounslow Local Plan and London Plan Policies 7.14 and 7.15.

12. External lighting and security

Notwithstanding the plans hereby approved, details of:

- CCTV;
- General external lighting;
- Security lighting;
- Access control measures for residential core entrances;
- Secured by Design accreditation measures and counter terrorism measures;

on or around the buildings or within the public realm in the development shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the first occupation of the development. The details shall include the location and full specification of all lamps; light levels/spill; illumination; cameras (including view paths); and support structures. The details will also include an

assessment of the impact of any such lighting on the surrounding residential environment.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To safeguard the security of the development and to ensure that any resulting general or security lighting and CCTV are appropriately located, designed to not adversely impact on neighbouring residential amenity or ecology, and are appropriate to the overall design of the development in accordance with policies 7.3, 7.4, 7.6 and 7.19 of the London Plan and Policy CC2 of the Hounslow Local Plan.

13. Sustainability standards for non-residential uses

The development shall achieve an 'Excellent' rating under BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) for the Shell/Shell and Core stage and an 'Excellent' rating under BREEAM Refurbishment and Fit-out 2014.

- a) Within 6 months of work starting on site, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell and Core Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted, by the developer, and approved in writing by the Local Planning Authority to show that a minimum 'Excellent' rating will be achieved.
- b) Within 3 months of first occupation of the building, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell and Core Final (Post-Construction) Certificate, issued by the BRE, must be submitted, by the developer, and approved in writing by the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.
- c) Prior to commencement of the fit-out of the building, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out 2014 Parts 3 and 4 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to show that a minimum 'Excellent' rating will be achieved.
- d) Within 3 months of first occupation, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out 2014 Parts 3 and 4 Final (Post-Construction) Certificate, issued by the BRE, must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7 and Hounslow Local Plan Policies EQ1 and EQ2.

14. Compliance with energy strategy

The development shall be built in accordance with the Energy Strategy approved by the Local Planning Authority, demonstrating how the development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a minimum 35% reduction in CO2 emissions below the maximum threshold set in Building Regulations Part L 2013.

Prior to occupation, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method) should be submitted to the Local Planning Authority and approved in writing to demonstrate

that the development has been carried out in accordance with the approved Energy Strategy unless otherwise agreed by the Local Planning Authority in writing.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7, and Hounslow Local Plan Policies EQ1 and EQ2.

15. Accessible and adaptable dwellings

A minimum of 10% of all dwellings shall be built to requirement M4(3) wheelchair user dwellings contained within Part M volume 1 of the Building Regulations, as identified on the plans approved under condition 2. All other dwellings shall be built to requirement M4(2) accessible and adaptable dwellings contained within Part M volume 1 of the Building Regulations.

Reason: To ensure a socially inclusive and sustainable development in accordance with Local Plan Policy SC3 and Policies 3.8 and 7.2 of the London Plan.

16. Air Quality

Prior to the commencement of the works above ground floor slab level, the applicant must provide detailed plans of the proposed Mechanical Ventilation with Heat Recovery system, for the approval of the local planning authority. Development shall not commence until the plans have been approved, in writing, by the local planning authority. The development shall be carried out in accordance with approved details

The details must demonstrate that:

- the air quality at the location of the air intakes is predicted to be within legal limits, and NOx filtration and a high specification of air tightness for windows and doors shall be included in the building design for all residential units and the nursery on the ground and first floor levels and the residential units located within an area classified as Air Pollution Exposure Criteria - B on the second and third floor levels
- the overall efficiency of the system at least meets the details set out in the energy strategy, and
- the proposed system will provide sufficient ventilation air for all habitable, the nursery and other publicly accessible areas.

Reason: To ensure that the development meets the requirements of London Plan Policies 7.14 (Air Quality), Policy 5.2 (Minimising Carbon Dioxide Emissions) and Policies EQ1 and EQ4 of the Hounslow Local Plan.

17. Air Quality CHP

Prior to the occupation of the development the applicant must provide details of tests undertaken on the installed boiler and CHP systems for the approval of the local planning authority. Any gas fired boilers installed shall be Ultra Low Emission with emissions to be <40 mgNO_x/kWh, in accordance with the Sustainable Design and Construction SPG. The tests must demonstrate that the installed boiler and CHP systems meet, or exceed, the emissions rates and other parameters set out in section 10 of the environmental statement dated November 2017

The development shall not be occupied until these details have been approved, in writing, by the local planning authority.

Reason: To ensure that the development is undertaken in accordance with the application details provided and meets the requirements of London Plan Policy 7.14 (Air Quality) and Policy EQ4 of the Hounslow Local Plan.

18. Non Road Mobile Machinery

All Non Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall meet at least Stage IIIA of EU Directive 97/68/EC (as amended) if in use before 1 September 2020 or Stage IIIB of the directive if in use on 1 September 2020 or later.

If NRMM meeting the relevant Stage in paragraph 1 above is not available the requirement may be met using the following techniques:

- Reorganisation of NRMM fleet
- Replacing equipment (with new or second-hand equipment which meets the policy)
- Retrofit abatement technologies
- Re-engining

This is subject to the local planning authority's prior written consent.

If NRMM meeting the policy in the paragraph above is not available every effort should be made to use the least polluting equipment available including retrofitting technologies to reduce particulate emissions. This is subject to the local planning authority's prior written consent.

Unless it complies with the above standards, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: To protect local amenity and air quality in accordance with London Plan policies 5.3 and 7.14.

19. Biodiversity

Prior to occupation, details of the ecological mitigation as listed at 18.1.7 of the Environmental Statement dated November 2017, shall be submitted to and approved, in writing, by the local planning authority prior to occupation of the relevant building. The approved details shall be implemented in full and thereafter permanently maintained unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of ecology and habitat preservation and enhancement, in accordance with London Plan Policy 7.19 and Hounslow Local Plan Policy GB7.

20. Open space and landscaping management and maintenance plan

An open space and landscaping management plan, setting out a maintenance schedule for all landscaped areas (public and private) shall be submitted to the Local Planning Authority for approval prior to first occupation of development. The landscaping shall be maintained in accordance with the details approved by the Local Planning Authority.

Reason: In the interests of local amenity and visual appearance, and in accordance with Policies CC1 and CC2 of the Hounslow Local Plan.

21. Land contamination

Before the development hereby permitted commences:

- a) A contaminated land Phase 1 desk study report shall be submitted to and approved in writing by the Local Planning Authority. Should the Phase 1 report, recommend that a Phase 2 site investigation is required, then this shall be carried out and submitted to, and approved in writing by the Local Planning Authority. The site shall be investigated by a competent person to identify the extent and nature of contamination. The report should include a tiered risk assessment of the contamination based on the proposed end use of the site. Additional investigation may be required where it is deemed necessary.

If required a scheme for decontamination of the site shall be submitted to the Local Planning Authority, for written approval. The scheme shall account for any comments by the Local Planning Authority before the development hereby permitted is first occupied.

b) During the course of the development:

c) The Local Planning Authority shall be notified immediately if additional contamination is discovered during the course of the development. A competent person shall assess the additional contamination and shall submit appropriate amendments to the scheme for decontamination in writing to the Local Planning Authority for approval before any work on that aspect of the development continues.

Before the development is first brought into use:

d) The agreed scheme for decontamination referred to in clauses b) and c) above, including amendments, shall be fully implemented and a written validation (closure) report submitted to the Local Planning Authority for approval

Reason: For the protection of Controlled Waters and to ensure the site is deemed suitable for use, in accordance with Hounslow Local Plan Policy EQ8 and London Plan Policy 5.21.

22. Piling

No piling work shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: the proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

23. Construction environmental management and logistics plan

The development shall not commence until a demolition and construction management and logistics plan is submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The demolition and construction works shall be carried out in accordance with the details approved.

The plan shall include specific details relating to the construction, logistics and management of all works associated with the proposed development and aim to minimise road vehicle movements, traffic congestion, pollution and adverse amenity impacts. It should be produced in accordance with TfL's latest Construction Logistics Plan Guidance. The plans should include:

- a) Details of the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b) The parking of vehicles of site operatives and visitors;
- c) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- d) Wheel washing facilities;
- e) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- f) Any means, such as a restriction on the size of construction vehicles and machinery accessing the site, required to ensure that no damage occurs to adjacent highways through the construction period;
- g) Any means of protection of services such as pipes and water mains within adjacent highways;
- h) Measures to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage, loading and unloading of building plants and materials and similar demolition/construction activities;
- i) Measures to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works;
- j) Location of workers' conveniences (e.g. temporary toilets);
- k) Ingress and egress to and from the site for construction vehicles;
- l) Proposed numbers and timings of truck movements throughout the day and the proposed routes;
- m) Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;
- n) Details of the mitigation for dust and emissions as well as methodology for monitoring during construction;
- o) Measures to minimise disruption to neighbouring and adjoining residential and commercial occupiers.

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of adjacent residents, to ensure efficient and sustainable operation of the borough's highway system and to safeguard pedestrian and highway safety and to prevent or reduce air pollution during demolition and construction in accordance with Policy CC2 and EC2 of the Hounslow Local Plan and London Plan Policies 6.14 and 7.14.

24. Construction Hours

No demolition or construction work shall take place on the site except between the hours of 8am to 6pm on Mondays to Friday and 8am to 1pm on Saturdays and not at all on Sundays and Public Holidays.

Reason: In order to safeguard the amenities of adjoining residential properties and to ensure that the proposed development does not prejudice the amenities of the locality in accordance with Policies CC1, CC2 and EQ5 of the Hounslow Local Plan.

25. Water efficiency measures

Prior to first occupation of the building(s) evidence (schedule of fittings and manufacturer's literature) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved internal water use calculations.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.3 and 5.15 and Hounslow Local Plan Policies EQ2.

26. Water supply and wastewater capacity

Development shall not commence (excluding demolition works above existing ground level) until impact studies of the existing water supply infrastructure have been submitted to and approved, in writing, by the local planning authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to accommodate the additional demand in accordance with Hounslow Local Plan EQ2, London Plan Policies 5.13, 5.14, 5.15 and to ensure accordance with the Flood and Water Management Act 2010.

27. Sourcing of materials

The development shall not be occupied until evidence (e.g. photographs and copies of installation contracts) have been submitted to the Local Planning Authority to demonstrate that the development has been carried out in accordance with the approved sustainable sourcing of materials standards.

Reason: in order to ensure the sustainable sourcing of materials in accordance with the London Plan Policy 5.3 and the Sustainable Design and Construction SPG

28. Solar glare

Prior to commencement of the superstructure works, measures to demonstrate that the design and materials selected for external surfaces (windows and cladding) will not have an adverse effect on motorists using the M4 Elevated Motorway, and that mitigation measures have been provided to reduce the effect on glint and glare from the building, have been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. The buildings shall be constructed and completed in accordance with the approved details.

Reason: To ensure the safety for all road users on the M4 Elevated Motorway that they are not distracted by any glint or glare.

29. Ventilation (A1-A3 uses)

Details of external ventilation equipment, including ducting, shall be submitted to the Local Planning Authority for approval prior to first occupation of the relevant

commercial units, and shall be installed in accordance with those details approved by the Local Planning Authority.

Reason: In the interests of local amenity and visual appearance, and in accordance with Policy CC1 and CC2 of the Hounslow Local Plan.

30. Fire Safety

Prior to commencement of the development the Fire Statement approved by the London Fire Brigade shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:

- a) The building's construction: methods, products and materials used;
- b) The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated management plan approach;
- c) Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these; and
- d) How provision will be made within the site to enable fire appliances to gain access to the building.

The development shall accord with the relevant fire safety standards applicable at the time of construction.

Reason: To ensure that development achieves the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and providing suitable and convenient means of escape which all building users can have confidence in.

31. Opening hours (A1-A3 and B1 uses)

The ground floor level Class A1/A2/A3 and B1 premises, as shown on the approved drawings, shall not be open to customers other than between the hours of 0700 and 2300 Mondays to Saturdays, and 0800 to 2200 Sundays and Public Holidays and at no other times, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residents and future residents of the development, in accordance with Policy CC1 and CC2 of the Hounslow Local Plan.

32. Aircraft Radar Mitigation Scheme

No construction work shall exceed 10m above ground level on site until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator (NATS) and approved in writing by Hounslow Borough Council.

The Radar Mitigation Scheme (RMS) shall thereafter be implemented and operated in accordance with the approved details.

Reason: In the interests of aviation safety.

33. Rooftop TV equipment details

A scheme for the provision of communal/centralised satellite and television reception equipment to be installed on the roof of all buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the development proceeding above podium level of each building. The development shall be implemented in accordance with the approved scheme and the equipment shall thereafter be retained and made available for use by all occupiers of the development.

Reason: To ensure that the development makes appropriate provision for such equipment, so as to not impact adversely on the character of the area and architectural quality of the buildings, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Hounslow Local Plan Policy CC1.

34. Restriction of rooftop plant and equipment

No water tanks, plant, lift rooms or other structures, other than those shown on the approved drawings, shall be erected upon the roofs of the approved buildings without the written approval of the local planning authority.

Reason: In the interests of the appearance of the buildings and to safeguard the appearance of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Hounslow Local Plan Policy CC1.

35. Operational waste management and recycling strategy

Notwithstanding the approved drawings, a waste and recycling strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The waste and recycling strategy shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, made available for use prior to the first occupation of the development, and managed and operated in accordance with the approved strategy in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, to accord with Hounslow Local Plan Policy EQ7.

Informatives

1. S106 agreement

It should be noted that there is a separate legal agreement which relates to the development for which this permission is granted.

2. Community Infrastructure Levy

Please note that the development is liable for a charge under the Community Infrastructure Levy (CIL) Regulations (2010), as amended.

This charge is payable upon commencement of the chargeable development and is in respect of the London Mayoral Community Infrastructure Levy (MCIL) and the Hounslow Community Infrastructure Levy. The Greater London Authority and Transport for London are responsible for setting the MCIL charge and the London Borough of Hounslow is responsible for collecting money on their behalf. The calculation of the charge is based on an initial assessment of the floorspace information provided in the CIL Additional Information Requirement Form, alongside your planning application.

Prior to your development commencing, you are required to submit a Commencement Notice to the London Borough of Hounslow stating the date when the development will commence. Development is to be treated as commencing on the earliest date on which any material operation begins to be carried out on the land within the meaning of section 56(4) of the Town and Country Planning Act 1990. Upon receipt of this the Council will then issue a Demand Notice with precise details of your payment arrangements, payable from the date development commences. If a valid Commencement Notice is not submitted before work starts, penalties will apply and payment will be due in full on the day the Council believes the development to have commenced. For the avoidance of doubt, site clearance and/or demolition will be considered as work having commenced.

A person intending to assume liability for the CIL payment identified in the Council's Liability Notice must submit an Assumption of Liability Notice before development is commenced in accordance with Regulation 31 of the CIL Regulations (2010) (as amended). A person is not able to assume liability to pay CIL after development is commenced. If the Notice is not served, then the Council can apply surcharges for its efforts in identifying the relevant owners and apportioning liability for CIL between them.

3. Community Infrastructure Levy (CIL) - Phased planning permission.

Regulation 9(4) of the Community Infrastructure Levy Regulations 2010 (as amended) states that in the case of a grant of phased planning permission, each phase of the development is a separate chargeable development. 'Phased planning permission' has the meaning defined in the interpretation section of the Regulations at 2(1). It states that a phased planning permission means a planning permission which expressly provides for development to be carried out in phases.

4. Phases for the purposes of calculating and collecting CIL

The CIL phases are to be defined by a phasing plan submitted to the Local Planning Authority. Demolition can comprise a CIL phase in its own right. Accordingly, each of

the CIL phases are separate chargeable developments and, in turn, will attract their own CIL liabilities.

5. Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure and local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Thames Water recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

6. Street address and numbering - Please visit the Council's website by following the link below to discuss the new street address and numbering for the development:

https://www.hounslow.gov.uk/info/20054/streets/68/house_street_naming_and_numbering_for_submitting_Street_Naming_and_Numbering_application".

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor of London, as the local planning authority, has expeditiously considered the application against all relevant national, regional and local planning policy, the Mayor has decided to grant planning permission in accordance with the recommendation within GLA Representation Hearing report D&P/4279/03.

The Mayor has, therefore, worked in a positive and proactive manner in relation to dealing with this planning application and application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

The Mayor has noted that Hounslow Council will be responsible for the decision on all subsequent approval of details pursuant to conditions set out in this decision notice.