

Nadine James
Montagu Evans
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

Town and Country Planning (Development Management Procedure)(England) Order 2015

Prior Approval Under

Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Decision Notice:	APPROVED
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Application Number: RU.21/0483

Proposal: Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 28 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O

Location: Lakeside East
30 The Causeway
Staines
TW18 3AX

In reference to the above Order, Runnymede Borough Council has considered the above proposal and has determined that prior approval is required and has **APPROVED** the prior approval details as submitted and subject to the following conditions:

1	<p>The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: To comply with Paragraph O.2 of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p>
2	<p>Flood risk management and evacuation plan</p> <p>Prior to the first residential occupation of the building, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Local Planning Authority. The FRMP shall provide a householder pack which shall include details of how this pack will be made available to the first and subsequent occupiers, details of how the management company would facilitate evacuation of the site and include details of a safe escape route and the place that people can be evacuated to.</p>

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	Reason: In the interests of the safety of future occupiers and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.
3	<p>Ventilation scheme (passive or mechanical fresh air systems)</p> <p>Prior to the first residential occupation of the building, a scheme to ventilate the proposed properties, to include provision of suitable passive or mechanical fresh air ventilation systems within all habitable rooms of the building, including kitchens and bathrooms, to ensure adequate ventilation when windows are closed, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Such measures as shall be approved shall be fully installed prior to first occupation of the development and shall be retained for the lifetime of the development.</p> <p>Reason: To prevent exposure to poor air quality that would otherwise have an adverse impact on health and quality of life of people living in the development and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance in the NPPF.</p>
4	<p>With regard to Foul Water and Surface Water Drainage, no residential occupation of the building shall take place unless and details have been submitted and approved in writing of the following:</p> <ol style="list-style-type: none"> 1. Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. <p>Reason Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. This is in compliance with Thames Water requirements.</p>
5	<p>The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA), reference: 30 Causeway, Staines, Flood Risk Assessment, HLEF77286, RPS Consulting Services Ltd, Version 5, 15th March 2021, and the following mitigation measure detailed within the FRA:</p> <ul style="list-style-type: none"> - Finished flood levels are set no lower than 15.97 metres above Ordnance Datum. <p>The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants.</p>

Informatives:

1	<p>The applicant is advised that this decision relates to the following drawing numbers and supporting documents received 24/03/2021:</p> <p>6922 PL-002 Rev B 6922 PL-001 Rev B 6922 PL-007 Rev F 6922 PL-008 Rev B 6922 PL-005 Rev B 6922 PL-006 Rev C Flood Risk Assessment parts 1-4 (HLEF77286 dated 15 March 2021) Flood Evacuation Plan (HLEF77286/004R dated 15 March 2021)</p>
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Contamination Report (70034191-018 dated August 2020)
Daylight and Sunlight Report (dated 27/11/2021)
Noise Assessment (20233 dated 26/06/2020)
Transport Statement (dated June 2020)

If you require any further information about this matter, you should contact Jennifer Cade on 01932 425235 quoting the above application number.

Signed:

Ashley Smith

Date of decision:

14 Mat 2021

Ashley Smith

Corporate Head of Development Management & Building Control

Your attention is drawn to the following notes:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State.

As this is a decision for prior approval, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. Details can be found at <https://www.gov.uk/planning-inspectorate>

A copy of the appeal form and any accompanying details should be sent to the Head of Planning at planning@runnymede.gov.uk

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.