
RE: FW: LBH 13226/APP/2016/3252 Conditions 4 & 5 - Application for approval of details reserved by condition > Registered 13226/APP/2019/3443

1 message

Andrew Hack <Andrew.Hack@fmconway.co.uk>

10 December 2019 at 12:36

To: Amechi Dafe <kdafe@hillington.gov.uk>

Cc: Mandip Malhotra <mmalhotra@hillington.gov.uk>, Victoria Boorman <vboorman@hillington.gov.uk>

10/12/19

Karl

I trust it is sufficient, but should you require anything else, please let me know.

Andrew

[Andrew Hack](#)

[Estates Manager](#)

 01732 600 852
 07702 632505
 Conway House, Vestry Road Sevenoaks, Kent TN14 5EL
 andrew.hack@fmconway.co.uk
 www.fmconway.co.uk

From: Amechi Dafe <kdafe@hillington.gov.uk>

Sent: 10 December 2019 12:14

To: Andrew Hack <Andrew.Hack@fmconway.co.uk>

Cc: Mandip Malhotra <mmalhotra@hillington.gov.uk>; Victoria Boorman <vboorman@hillington.gov.uk>

Subject: Re: FW: LBH 13226/APP/2016/3252 Conditions 4 & 5 - Application for approval of details reserved by condition > Registered 13226/APP/2019/3443

Many thanks for this.

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

On Tue, 10 Dec 2019 at 11:08, Andrew Hack <Andrew.Hack@fmconway.co.uk> wrote:

| 10/12/19

Karl,

Thank you for the reply.

In relation to the objection to Condition 5, and clarification required, hopefully, I can assist.

The approved surface water drainage system for the entire site was part of the original application 1322/APP/2012/2185 and then approval of details required pursuant to condition 13 of that permission. These were submitted, (copy attached for ease of reference) and approved by virtue of 13226/APP/2015/1501 as per screenshot on 26 June 2015

13226/APP/2015/1501	FORMER POWERGEN SITE NORTH HYDE GARDENS HAYES	Details pursuant to conditions 10 (Buffer Zone), 13 (Drainage) and 15 (lighting and CCTV) of planning permission ref: 13226/APP/2012/2185, dated 22/08/2013 (Redevelopment of the site to provide an aggregate recycling and processing plant, asphalt plant and storage facility, gully waste recycling plant, aggregate storage facility, and term maintenance depot, with ancillary offices, structures and facilities, car and lorry parking, regrading, and landscaping).	23-04-15	Approval
-------------------------------------	--	--	----------	----------

Any water captured from washing plant roof would go into the harvesting tank, and be taken from here, via pump, for use within the on-site dust suppression system and/or as top up water, for use within the aggregate washing plant.

The essence of the aggregate washing plant is to use as little water as possible by a means of recirculation and reuse. The settling tank, combined with the use of flocculant to settle out silt, will allow "clean" water, usually by a weir process, to be recovered and re-used. It is like a closed loop system, but would be kept topped up as necessary from mains and/or the harvesting tank.

There will be some minor losses of water from the washing plant, either within the aggregate product or as surface runoff, which would in turn drain into the yard's surface water drainage system. There is no intention or need to dispose of any water, from the washing plant, into the foul system.

I hope this clarifies the situation, but should there still be concerns or an objection, can someone please contact me to discuss. Many thanks.

Andrew

[Andrew Hack](#)

[Estates Manager](#)

 01732 600 852
 07702 632505
 Conway House, Vestry Road Sevenoaks, Kent TN14 5EL

 andrew.hack@fmconway.co.uk

 www.fmconway.co.uk

From: Amechi Dafe <kdafe@hillingdon.gov.uk>

Sent: 09 December 2019 11:33

To: Andrew Hack <Andrew.Hack@fmconway.co.uk>

Cc: Mandip Malhotra <mmalhotra@hillingdon.gov.uk>; Victoria Boorman <vboorman@hillingdon.gov.uk>

Subject: Re: FW: LBH 13226/APP/2016/3252 Conditions 4 & 5 - Application for approval of details reserved by condition > Registered 13226/APP/2019/3443

Andrew

There are 2 pre commencement conditions (4 and 5) attached to planning permission ref: 13226/APP/2016/3252. These will need to be discharged prior to commencement of development. With regard to condition 5,

please find below comments from the Council's Flood officer, which will need to be addressed. I would be grateful if you would look into this.

Objection

it is noted that water it to be captured in harvesting tanks.

However there is no information, when water is reused on

site how that is disposed of and connected into an

appropriate foul system.

Regards

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

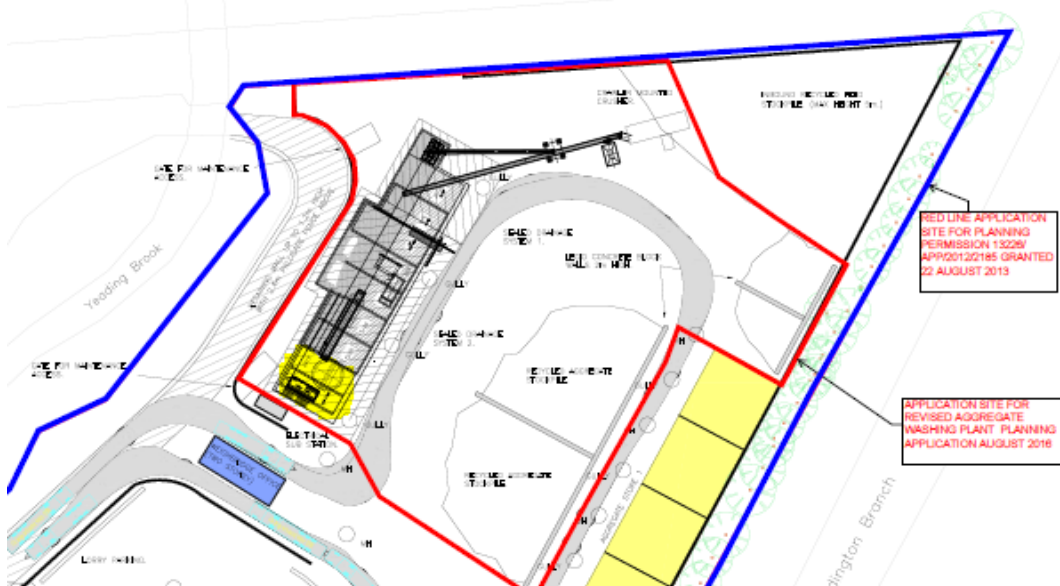
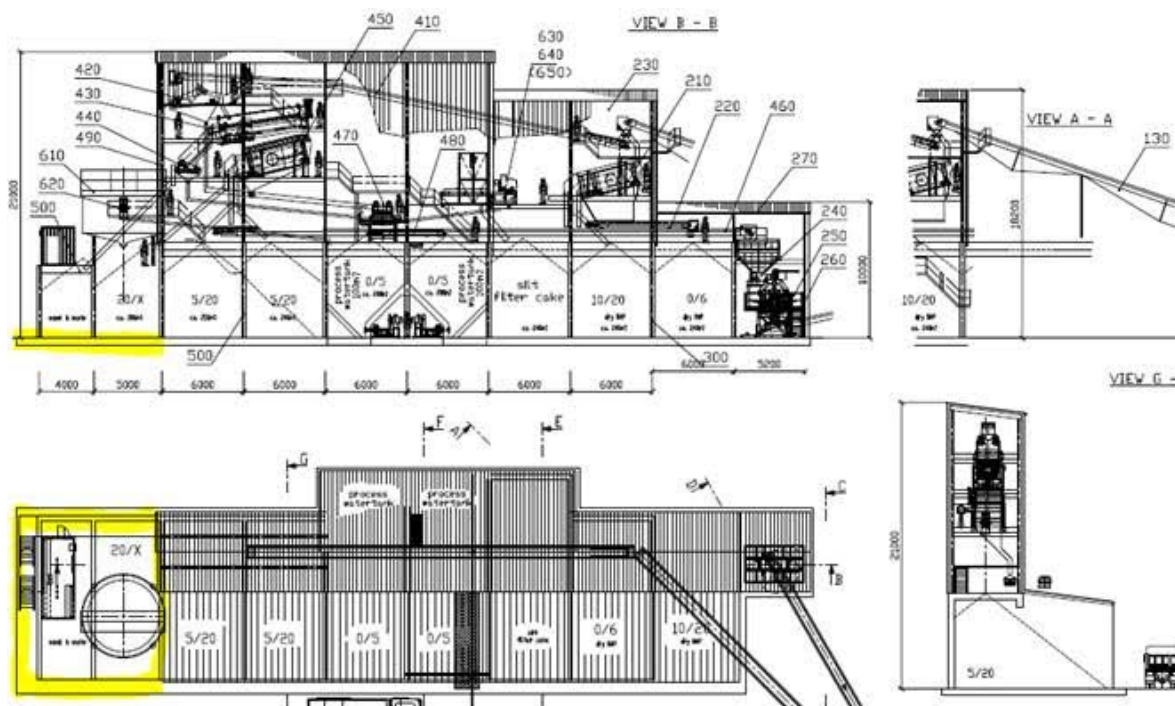
On Fri, 6 Dec 2019 at 10:56, Andrew Hack <Andrew.Hack@fmconway.co.uk> wrote:

6/12/19

Karl,

Just by way of an update.

It is our intention to initiate the development on site, by proceeding with some ground works, which shall make up part of the washing plant's foundations. It is proposed to cast the foundation, for the thickener tank and picking station, as highlighted yellow on the screenshots below, taken from the Approved Plans.



The foundation works will be completed, and ready for inspection, week commencing 6 January 2020, should you so wish. If you do, please let me know, and I will seek to accompany you.

I would be grateful for your acknowledgement to this course of action. Records will also be kept of the works undertaken.

I trust you also have all the necessary information to approve the details submitted for approval pursuant to conditions 4 & 5 of permission 13226/APP/2016/3252, and registered as 13226/APP/2019/3443.

Many thanks.

Andrew

[Andrew Hack](#)

[Estates Manager](#)

 01732 600 852
 07702 632505
 Conway House, Vestry Road Sevenoaks, Kent TN14 5EL
 andrew.hack@fmconway.co.uk
 www.fmconway.co.uk

From: Andrew Hack
Sent: 07 November 2019 10:20
To: Amechi Dafe <kdafe@hillingdon.gov.uk>
Cc: Mandip Malhotra <mmalhotra@hillingdon.gov.uk>; Chris Jones <cjones@firstplan.co.uk>
Subject: RE: FW: LBH 13226/APP/2016/3252 Conditions 4 & 5 - Application for approval of details reserved by condition > Registered 13226/APP/2019/3443

7/11/19

Many thanks Karl for clarification on Condition 3, and being so prompt. Appreciated.

No doubt you will me know if you require anything further regarding Conditions 4 & 5.

Andrew

[Andrew Hack](#)
[Estates Manager](#)

 01732 600 852
 07702 632505
 Conway House, Vestry Road Sevenoaks, Kent TN14 5EL
 andrew.hack@fmconway.co.uk
 www.fmconway.co.uk

From: Amechi Dafe <kdafe@hillingdon.gov.uk>
Sent: 07 November 2019 10:11
To: Andrew Hack <Andrew.Hack@fmconway.co.uk>
Cc: Mandip Malhotra <mmalhotra@hillingdon.gov.uk>
Subject: Re: FW: LBH 13226/APP/2016/3252 Conditions 4 & 5 - Application for approval of details reserved by condition > Registered 13226/APP/2019/3443

Andrew

Condition 3 of planning permission ref :13226/APP/2016/3252 is a compliance condition and no further submission is required.

Regards

K Dafe

Amechi Karl Dafe
Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

On Tue, 5 Nov 2019 at 17:12, Andrew Hack <Andrew.Hack@fmconway.co.uk> wrote:

5/11/19

Karl,

A long time since we last spoke or corresponded! I trust you are well.

I gather you are the appointed case officer for application **13226/APP/2019/3443** and approval of details reserved by conditions 4 & 5.

Hopefully the details submitted for approval are acceptable, but should you require anything else please let me know.

I would also be grateful for some clarification on condition 3 of the said permission, as it appears somewhat ambiguous, as a pre-occupation condition. The permission granted (13226/APP/2016/3252) was for the installation of an aggregate washing plant. My understanding is that no further submission is required in respect of condition 3, but I would be grateful if you could confirm that is the case in writing.

We are minded to implement the permission in time and ratify this with the council, but given that must be by 22 January 2020, would seek approval of conditions 4 and 5, and confirmation in relation to condition 3, in a timely manner.

I look forward to hearing from you.

Andrew

[Andrew Hack](#)

[Estates Manager](#)



01732 600 852



07702 632505



Conway House, Vestry Road Sevenoaks, Kent TN14 5EL



andrew.hack@fmconway.co.uk



www.fmconway.co.uk

From: Andrew Hack

Sent: 16 October 2019 13:45

To: 'planning@hillingdon.gov.uk' <planning@hillingdon.gov.uk>

Subject: LBH 13226/APP/2016/3252 Conditions 4 & 5 - Application for approval of details reserved by condition

16/10/19

Dear Sir/Madam,

For and on behalf of FM Conway Ltd, please find attached an Application for approval of details reserved by

- **Condition 4 - Materials and external surfaces, of planning permission 13226/APP/2016/3252**

- **Condition 5 – Rainwater management, of planning permission 13226/APP/2016/3252**

in relation to **Conway Site & Weighbridge, North Hyde Gardens, Hayes. UB3 4QR** (nee Former Powergen Site)

This submission comprises:

- Application Form duly completed
- Details for approval

All as attached:

-  LBH 13226.APP.2016.3252 FM Conway C4 & C5 DETAILS agh.161019.pdf
-  LBH 13226.APP.2016.3252 FM Conway C4 & C5 FORM agh.161019.pdf
-  R46 Trapezoidal 0.675 mm steelarchitecture300300.pdf

Fee - £116. Could someone please contact: James Head <James.Head@fmconway.co.uk> via email, or telephone 01732 600937 or 07557215619. James is Head of Procurement at F M Conway Ltd, and he will make the necessary payment, by company credit card.

I would be grateful if you could acknowledge receipt of this submission, and that everything is in order, for you to approve it. Thank you.

Andrew Hack

Estates Manager

 01732 600 852
 07702 632505
 Conway House, Vestry Road Sevenoaks, Kent TN14 5EL
 andrew.hack@fmconway.co.uk
 www.fmconway.co.uk

To find out more about our unique self-delivery model and keep up to date with F M Conway's activities follow us on social media @FMConwayLtd. As a family business, we are defined by our unique set of values that underpin everything we do. View our new corporate film focusing on our family ethos on YouTube. This email and any files attached are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient, please notify the author immediately by telephone or by replying to this e-mail, and then delete all copies of the e-mail on your system. If you are not the intended recipient, you are notified that you must not use, disclose, distribute, copy, print or rely on this e-mail. Please note, we do not accept service of any legal process by fax or electronic means. Legal process should be served formally unless otherwise agreed in writing by a statutory director. Whilst we have taken the necessary precautions to ensure that this e-mail and any attachment has been checked for viruses, we cannot guarantee the complete elimination of virus infections. F M Conway accepts no liability for any damage caused by any virus transmitted by this email. We advise that you carry out your own, frequent virus checks, especially before opening an attachment from an external source. FM Conway Ltd is a company registered in England and Wales with company number 706445, operating across the South and South East of England. VAT number is 205429289.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

To find out more about our unique self-delivery model and keep up to date with F M Conway's activities follow us on social media @FMConwayLtd. As a family business, we are defined by our unique set of values that underpin everything we do. View our new corporate film focusing on our family ethos on YouTube. This email and any files attached are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient, please notify the author immediately by telephone or by replying to this e-mail, and then delete all copies of the e-mail on your system. If you are not the intended recipient, you are notified that you must not use, disclose, distribute, copy, print or rely on this e-mail. Please note, we do not accept service of any legal process by fax or electronic means. Legal process should be served formally unless otherwise agreed in writing by a statutory director. Whilst we have taken the necessary precautions to ensure that this e-mail and any attachment has been checked for viruses, we cannot guarantee the complete elimination of virus infections. F M Conway accepts no liability for any damage caused by any virus transmitted by this email. We advise that you carry out your own, frequent virus checks, especially before opening an attachment from an external source. FM Conway Ltd is a company registered in England and Wales with company number 706445, operating across the South and South East of England. VAT number is 205429289.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

To find out more about our unique self-delivery model and keep up to date with F M Conway's activities follow us on social media @FMConwayLtd. As a family business, we are defined by our unique set of values that underpin everything we do. View our new corporate film focusing on our family ethos on YouTube. This email and any files attached are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient, please notify the author immediately by telephone or by replying to this e-mail, and then delete all copies of the e-mail on your system. If you are not the intended recipient, you are notified that you must not use, disclose, distribute, copy, print or rely on this e-mail. Please note, we do not accept service of any legal process by fax or electronic means. Legal process should be served formally unless otherwise agreed in writing by a statutory director. Whilst we have taken the necessary precautions to ensure that this e-mail and any attachment has been checked for viruses, we cannot guarantee the complete elimination of virus infections. F M Conway accepts no liability for any damage caused by any virus transmitted by this email. We advise that you carry out your own, frequent virus checks, especially before opening an attachment from an external source. FM Conway Ltd is a company registered in England and Wales with company number 706445, operating across the South and South East of England. VAT number is 205429289.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

To find out more about our unique self-delivery model and keep up to date with F M Conway's activities follow us on social media @FMConwayLtd. As a family business, we are defined by our unique set of values that underpin everything we do. View our new corporate film focusing on our family ethos on YouTube. This email and any files attached are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient, please notify the author immediately by telephone or by replying to this e-mail, and then delete all copies of the e-mail on your system. If you are not the intended recipient, you are notified that you must not use, disclose, distribute, copy, print or rely on this e-mail. Please note, we do not accept service of any legal process by fax or electronic means. Legal process should be served formally unless otherwise agreed in writing by a statutory director. Whilst we have taken the necessary precautions to ensure that this e-mail and any attachment has been checked for viruses, we cannot guarantee the complete elimination of virus infections. F M Conway accepts no liability for any damage caused by any virus transmitted by this email. We advise that you carry out your own, frequent virus checks, especially before opening an attachment from an external source. FM Conway Ltd is a company registered in England and Wales with company number 706445, operating across the South and South East of England. VAT number is 205429289.