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## 1331/APP/2018/2967 Former Nestle factory site, Nestle Avenue, Hayes UB3 4RF

4 messages

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Alistair De Joux <adejoux@hillington.gov.uk>

9 October 2018 at 10:54

To: Lisa.Bullock@networkrail.co.uk

Hi Lisa,

Thanks for your email. I was out of the office in the later part of yesterday afternoon....No, it wasn't the Blyth Road site I was calling about; the application I was chasing a response for is as per the reference and site address above, and we are specifically seeking your comments on:

*Details pursuant to the partial discharge of Condition 81 (Network Rail) as attached to planning permission ref. 1331/APP/2017/1883 dated 28.06.2018 (Part demolition of existing factory buildings and associated structures, and redevelopment to provide 1,386 dwellings (Use Class C3). office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), 22,663sq.m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works).*

Condition 81 requires:

### **INDUSTRIAL CONDITION**

1) *Where vibro-compaction/displacement piling plant is to be used in any part of the industrial development, a method statement detailing the use of such machinery and a method statement must be submitted to and approved in writing by the Local Planning Authority in consultation with Network Rail, prior to the commencement of works. Thereafter, the works shall only be carried out in accordance with the approved method statement.*

2) *All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.*

### **REASON**

*To safeguard the operational requirements of Network Rail and the strategic rail infrastructure.*

The condition is noted as an 'INDUSTRIAL CONDITION' because the site is effectively divided into two parts by the permission, residential and employment land. The conditions specific to the employment land all include this title.

**We consulted you on 6th September, unfortunately some time after the application's valid date, which has resulted in the expiry of the 8-week determination deadline date yesterday. I will request an extension of time from the agent, but meanwhile it would be useful to know what your turn-around time for comments would be. The applicant's are hoping to be able to start work on site at the end of this month.**

I look forward to hearing from you, and if you have any questions please feel free to use the direct line given below.

regards

**Alistair de Joux MRTPI**  
**Strategic and Major Applications Planner**

Planning Department  
Residents Services  
3N, Civic Centre  
London Borough of Hillingdon  
Tel: 01895 558371

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.

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**Bullock Lisa** <Lisa.Bullock@networkrail.co.uk>  
To: Alistair De Joux <adejoux@hillington.gov.uk>

9 October 2018 at 11:02

Hi Alistair

I have just emailed my college to check if he has looked at this yet and he is out of the office until tomorrow. I will come back to you as soon as I have spoken with him.

Kind regards, Lisa.

**Lisa Bullock**

Town Planner (Western and Wales) |Property Network Rail

**M** 07710940757

**From:** Alistair De Joux [mailto:[adejoux@hillington.gov.uk](mailto:adejoux@hillington.gov.uk)]  
**Sent:** 09 October 2018 10:55

To: Bullock Lisa <[Lisa.Bullock@networkrail.co.uk](mailto:Lisa.Bullock@networkrail.co.uk)>

Subject: 1331/APP/2018/2967 Former Nestle factory site, Nestle Avenue, Hayes UB3 4RF

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**Alistair De Joux** <[adejoux@hillington.gov.uk](mailto:adejoux@hillington.gov.uk)>

9 October 2018 at 14:02

To: Lisa.Bullock@networkrail.co.uk

Thank you, that would be helpful.

regards

**Alistair de Joux MRTPI**  
**Strategic and Major Applications Planner**

Planning Department  
Residents Services  
3N, Civic Centre  
London Borough of Hillingdon  
Tel: 01895 250230

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[Quoted text hidden]

**Bullock Lisa** <Lisa.Bullock@networkrail.co.uk>  
To: Alistair De Joux <adejoux@hillingdon.gov.uk>  
Cc: Morgan Barbara <Barbara.Morgan@networkrail.co.uk>

10 October 2018 at 09:32

Dear Alistair

**Details pursuant to the partial discharge of Condition 81 (Network Rail) as attached to planning permission ref. 1331/APP/2017/1883 dated 28.06.2018 (Part demolition of existing factory buildings and associated structures, and redevelopment to provide 1,386 dwellings (Use Class C3). office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), 22,663sq.m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works).**

#### **FORMER NESTLE FACTORY NESTLES AVENUE HAYES**

I can confirm that Network Rail is satisfied that the information provided meets the requirements of condition 81 and we are happy for the Council to discharge this condition.

Kind regards, Lisa



**Lisa Bullock MRTPI**

Town Planner (Western and Wales) |Property Network Rail

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