

21 November 2013

Delivered via Planning Portal

Matthew Kolaszewski,
Planning Department,
London Borough of Hillingdon,
Civic Centre,
High Street,
Uxbridge,
Middlesex,
UB8 1UW

Dear Matthew,

**PHASE 3, PROLOGIS PARK, HAYES
APPLICATION FOR DISCHARGE OF CONDITIONS PURSUANT TO APPLICATION REFERENCE
18399/APP/2013/1019**

We have been instructed by our clients, Prologis UK Ltd, to submit an application for the discharge of conditions 5, 6, 7, 10, 12, 13 and 15 for the site at Prologis Park, Hayes.

The discharges of conditions are sought in respect of the planning permission reference: 18399/APP/2013/1019, approved on 23rd July 2013, which involved:

Erection of distribution warehouse units (Use Class B8) with ancillary offices, associated car parking, access and associated landscape works within the existing Prologis Park development.

Condition 5 and 15

Condition 5 states the following:

No development approved by his 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 design 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.*

Thereafter the development shall proceed in accordance with the approved scheme.

Condition 15 states the following:

Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) dated 10/04/2013, by WSP, reference 11012721, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved detailed before the development is completed.

The scheme shall include a restriction in run-off to greenfield rates and surface water storage on site as outlined in the FRA.

With regards to the Sustainable Water Management, the drainage drawings cover this. All surface water drainage is via soakaways on the site as there is no off-site discharge. As such, the following documents are submitted which address these conditions:

- Drainage Layout, drawing number 2607-51 rev P2
- Drainage Detail Sheet 1, drawing number 2607-52 rev P1
- Drainage Detail Sheet 2, drawing number 2607-53 rev P1
- External Works Layout Units C&D, drawing number 2607-30 rev T2
- Soakaways Calculations

Condition 6

Condition 6 states the following:

- (i) *The development hereby submitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination 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 recommendation for remedial measures to make the site suitable for the proposed use;*
 - c. *A written method statement providing detailed of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing within 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.*

The following documents are submitted which address this condition:

- Remediation Method Statement, dated 29th October 2013

Condition 7

Condition 7 states the following:

Before the development is commenced, details of all mitigation measures to off-set the identified deterioration in air quality as a result of the development shall be submitted to and approved by the Local Planning Authority. The mitigation measures shall be integrated within the area affected by the development and thereafter permanently retained and maintained.

The following documents are submitted which address this condition:

- Air Quality Assessment, dated 19th April 2013
- Air Quality Figures

Condition 10

Condition 10 states the following:

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

1. *targets for sustainable travel arrangements;*
2. *effective measures for the on-going monitoring of the Travel Plan;*
3. *a commitment to delivering the Travel Plan objectives; and*
4. *effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development*

The development shall be implemented only in accordance with the approved Travel Plan.

The following documents are submitted which address this condition:

- Strategic Travel Plan, 06/09/2013

Condition 12

Condition 12 states the following:

Prior to the commencement of the development hereby approved, detailed of how the scheme will reduce carbon emissions by 25% above the Building Regulations 2010 Part L through either

on-site solutions and/or an allowable solution mechanism, in accordance with the approved Sustainability Strategy, must be submitted and approved by the Local Planning Authority, and installed prior to occupation.

The following documents are submitted which address this condition:

- Energy and Carbon Reduction Strategy, November 2013

Condition 13

Condition 13 states the following:

None of the development hereby permitted shall be commenced until detailed design and method statements for all the ground floor structures, foundations and basements, and for any structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

- a) accommodate the proposed location of the Crossrail Structures and tunnels*
- b) accommodate ground movement arising from the construction thereof*
- c) mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels*

The development shall be carried out in all respects in accordance with the approved design and method statement, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs (a) to (c) of this condition shall be completed, in their entirety, before any part of the buildings hereby permitted is/are occupied.

The following documents are submitted which address this condition:

- Unit C Foundation Layout, drawing number 2607-C-01 rev T2
- Unit C Foundation Sections Sheet 1, drawing number 2607-C-02 rev T1
- Unit C Foundation Sections Sheet 2, drawing number 2607-C-03 rev P1
- Unit D & G Foundation Layout, drawing number 2607-DG-01 rev P1
- Unit D & G Foundation Sections Sheet 1, drawing number 2607-D-02 rev T1
- Unit D & G Foundation Sections Sheet 2, drawing number 2607-D-03 rev T1

The required application fee of £97 has been issued via planning portal.

We trust that this letter and the enclosed drawings provide sufficient information. Should you wish to discuss this application further or require any additional information, please do not hesitate to contact Chris Turner or myself at this office. Otherwise, we look forward to receiving written confirmation that this application has been registered, marked for the attention of the aforementioned.

Yours sincerely



Helen Rodger
Assistant Planner