

18 November 2024



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Dear Sir/ Madam,

**Unit D Prologis Park, Stockley Road, West Drayton, Hillingdon, UB7 9FN
Discharge of Condition 8 (Energy Monitoring, Recording and Reporting Plan) of Planning Permission
LPA Ref. 18399/APP/2022/411**

On behalf of our client, VIRTUS LONDON 11, please find enclosed an application seeking the discharge of details pursuant to Condition 8 of Planning Permission LPA Ref. 18399/APP/2022/411 at Unit D Prologis Park, Stockley Road, West Drayton, Hillingdon, UB7 9FN.

Condition 8 states:

"Prior to commencement of the development hereby approved, a detailed Energy Monitoring, Recording and Reporting Plan (EMRRP) shall be submitted to and approved in writing by the Local Planning Authority. The EMRRP shall accord with the requirements of the Policy SI2 of the London Plan (2021) and the GLA Energy Assessment Guidance (April 2020 or as amended) and demonstrate that the development will secure the 65% saving in CO2 emissions from the regulated energy load in accordance with the Energy Strategy (27 September 2022).

The development must proceed in accordance with the approved reporting structure and where there is a failure to achieve the carbon savings as set out in the Energy Strategy, this failure (tCO2) shall be treated as part of the overall carbon shortfall and shall result in a corresponding carbon offsetting cash in lieu contribution in accordance with the formula set out in the S106 agreement.

Reason: To ensure the development's onsite carbon savings from regulated energy demand is achieved in perpetuity (i.e. annually over 30 years) in accordance with Policy SI2 of the London Plan (2021)".

Clause 3, Schedule 1 of the Section 106 Agreement for the permission also requires the submission of an Energy Monitoring, Recording and Reporting Plan in line with Condition 8.

The application has been submitted on the Planning Portal (Planning Portal Ref. PP-13553837) and comprises this Cover Letter along with an Energy Monitoring, Recording and Reporting Plan prepared by Norman Disney & Young (NDY).

The Plan document provides comprehensive details against the relevant condition requirements, and identifies that the 65% saving in CO2 emissions identified in the Energy Strategy submitted with Application LPA Ref. 18399/APP/2022/411 has been secured and exceeded, with a 65.5% saving now calculated. As such, we trust that the enclosed is in order and provides sufficient detail for the full discharge of the subject condition, whilst also fully satisfying the requirements of Clause 3, Schedule 1 of the Section 106 Agreement on this matter.

A BACS payment for £215.00 (inc. VAT) will be made by the applicant to cover the statutory application fee (£145.00) and the £64.00 administration fee by Planning Portal.

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We look forward to receiving prompt confirmation that the application has been validated and trust that the application can be discharged in a timely manner. Please feel free to contact myself or my colleague Nick Green (NDGreen@savills.com) of these offices in the first instance if you have any queries or would like to discuss.

Yours sincerely,

A handwritten signature in black ink that reads "Savills".

Jack Conroy
Senior Planner