

Planning Case Officer  
Hillingdon Council  
3 North, Civic Centre  
High Street  
Uxbridge  
UB8 1UW

Dear Sir / Madam,

8 October 2024

**Minet Infant and Junior School**

**Cover Letter: Temporary School – Planning Condition 7 (Landscape Scheme)**

Planning App Ref. 2297/APP/2021/3875

Discharge of Planning Condition 7, *planning permission ref. 2297/APP/2021/3875, dated 16-12-21, Construction of a single-storey block of modular classrooms for a temporary period of 36 months.*

We write to respond to each requirement of planning condition 7 as follows.

**Planning Condition 7**

(A) *Prior to the removal of the temporary classrooms hereby approved, a scheme of landscaping, prepared in consultation with a qualified sports agronomist, shall be submitted to, and approved in writing by, the local Planning Authority. The scheme of landscaping shall include, as a minimum:*

- (a) *Planting plans (at not less than a scale of 1:100);*
- (b) *A written specification of planting and cultivation works to be undertaken, to include at least 1:1 tree replacement for all trees lost on site;*
- (c) *A Schedule of plants (including species and sizes), replacement pollution absorbing trees and the proposed numbers/densities where appropriate;*
- (d) *A Landscape Maintenance Schedule for a minimum period of 5 years;*
- (e) *Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased;*
- (f) *A schedule for implementation; and*
- (g) *Details of the pre-existing and proposed playing field conditions, prepared by a sports agronomist, which demonstrate that the scheme relating to the western playing field restoration shall result in the western playing field to be restored to at least the same quality as its current condition (as it was prior to the installation of the temporary classrooms).*

(B) *Within 3 months of the removal of the temporary classrooms, the playing field shall be reinstated in accordance with the details approved under part (A) of this condition, and any measures required to bring the playing field to the required standard shall be implemented within the first growing season after the temporary classrooms are removed from the site.*

**Item (A) (a)**

- Please be advised that there are 9no. trees that form part of our planting proposals in relation to the reinstatement works. Please refer to the following landscape plans for further details:
  - MIN-UBU-XX-GF-DR-L-1000
  - MIN-UBU-XX-GF-DR-L-3000
  - MIN-UBU-XX-GF-DR-L-3005

We have also included a report from our Agronomist Stella Rixon of STRI.

**Item (A) (b)**

- We can confirm the species and number of tree being planted is as follows:
  1. 2no. Tilia Cordata
  2. 4no. Sorbus Aria (EHS)
  3. 3no. Acer Campestre

Please refer to the following drawings for further information:

- MIN-UBU-XX-GF-DR-L-3000
- MIN-UBU-XX-GF-DR-L-3005

Item (A) (c)

- There were no existing plants in the area of the existing playing field. As such, the landscape design does not reference the need for any specific plant replacement.

The tree replacement has been covered within item (A) (a) above.

Item (A) (d)

- Please see refer to the Landscape Management Plan (LMP) by UBU.
  - MIN- UBU-XX-GF-SP-L-9002

Item (A) (e)

- Should any of the new trees or grass seeding that will be planted not survive, suffer damage during construction work or suffer from disease they will be replaced on a like-for like basis.

Item (A) (f)

- Implementation of the reinstatement works to the Junior School playing field shall commence as soon as the newly refurbished Junior School has been handed over.

Item (A) (g)

- Please note that item (g) has already been discharged, refer to planning application reference 2297/APP/2022/1244 dated 09/09/22.

Item (B)

- Weather permitting, we can confirm that the playing field will be fully reinstated to comply with all of the items as set out under item (A) by the end of October '24.

If you require any further information please do not hesitate to contact me.

Yours Sincerely,

**Jaspal Sian**  
**Morgan Sindall Construction**  
Design Manager

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