

Planning Officer  
Development Management  
Directorate of Place  
Hillingdon Council  
3 North Civic Centre  
High Street  
Uxbridge  
UB8 1UW

28 September 2022

Dear Sir/Madam

**Re: Land At Rainbow Industrial Estate , Trout Road Yiewsley**

I am pleased to enclose a discharge of conditions application pertaining to Planning Application reference **REF 38058/APP/2022/64** which was approved subject to conditions on 31<sup>st</sup> August 2022.

Accompanying this letter are various reports and details which provide the necessary information for approval and additional supplementary details are contained within this letter, which are to be considered alongside the submitted documents.

The conditions applied to be discharged in this application are as follows:

Condition 4; Noise Management Plan  
Condition 7; Dust Management Plan  
Condition 9; External Lighting Management Plan  
Condition 15; Wheel washing strategy  
Condition 17; Site Logistics Plan

Condition 4

*Within 28 days of the receipt of planning permission, the applicant must submit in writing a Noise Management Plan to the Local Planning Authority for approval. The management plan shall include details of how noise complaints from local residents will be dealt with and remedied.*

*Following notification of approval of the condition by the Local Planning Authority, the Plan shall be implemented on site within 14 days, if not sooner. Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.*

Hawkins Environmental Noise Assessment dated 9<sup>th</sup> May 2022 sets out the noise impacts and management measures proposed for the site. In addition, the following measures form part of the noise management plan:

- All site operatives are made aware of the sites operational requirements and the need to continuously minimise noise impacts
- A contact email has been provided for anyone to report noise complaints to the site management team. This has been shared with Council Officers and has also been displayed on the site boundary fencing.
- A site controller regularly attends site and is tasked with updating the site management team to report any noise concerns which are then swiftly discussed with those operating from the site.
- All received complaints and actions are logged and complainants will be updated accordingly.
- CCTV equipment has been installed and can be used to monitor/investigate noise complaints to ensure compliance with site operational requirements.
- In accordance with Condition 5 of the permission, where complaints are received by the LPA and associated source or activity continues operation, sound level measurements will be arranged to be undertaken by a suitably qualified acoustics consultant within a period of two weeks, with the details provided to the LPA within three weeks of knowledge of the complaint.

## Condition 7

The condition applied to be discharged is condition 7 which states:

*Within 28 days of the receipt of planning permission, the applicant must submit in writing a Dust Management Plan to the Local Planning Authority for approval. This must demonstrate compliance (drawn up accordance with) the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document). The plan shall also include details of all methods of dust management and clearance which arise from the development, including the tarmacaging of all parts of the internal 'haul road' and to include a specific dust mitigation plan during times of delivery of aggregates to the site to minimise dust exposure. Following notification of approval of the condition by the Local Planning Authority, the Plan shall be implemented on site within 14 days, if not sooner. Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.*

The above condition as worded, intends to address development during the construction and demolition phase. The planning permission was granted for retrospective development and no construction or demolition is taking place on the site. In any case, with regards to ongoing dust management

of the site, the Air Quality Assessment V2 dated 15<sup>th</sup> March 2022 sets out in detail at section 7 a Dust Risk Assessment and Management Plan which assesses any dust generating activities on site, receptors and any required mitigation. At paragraph 7.8 – 7.8.6 under the header, 'Mitigation' a number of measures are identified to be put into place which forms the Dust Management Plan. This also sets out how the internal haul road has been hardsurfaced to minimise dust transference.

## Condition 9

The condition applied to be discharged is condition 9 which states:

*Within 28 days of the receipt of planning permission, the applicant must submit in writing an External Lighting Management Plan to the Local Planning Authority for approval. This plan shall also include details of automatic lighting switch off outside of operational hours. Following notification of approval of the condition by the Local Planning Authority, the Plan shall be implemented on site within 14 days, if not sooner. Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.*

Details of the locations of external lighting and lighting specifications form part of this submission. Lighting is on an automatic timer which switches on at dawn and off at dusk to minimise light pollution.

## Condition 15

The condition applied to be discharged is condition 15 which states:

*Within 28 days of the receipt of planning permission, the applicant must submit in writing a strategy for wheel washing and dampening down within the application site.*

*Following notification of approval of the condition by the Local Planning Authority, the Plan shall be implemented on site within 14 days, if not sooner. The approved strategy shall be maintained in full and effective working order and available for use throughout the life of the development.*

Paragraph 7.8 – 7.8.6 of the submitted Air Quality Report V2 dated 15<sup>th</sup> March 2022 sets out a detailed Dust Management plan and within this, the details of wheel washing and dampening down are set out which forms a wheel washing and dampening down strategy for the site.

## Condition 17

The condition applied to be discharged is condition 17 which states:

*Within 28 days of the receipt of planning permission, the applicant must submit in writing a Site Logistics Plan to the Local Planning Authority for its approval.*

*The plan shall detail:*

- (i) The hours during which development works will occur*
- (ii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).*
- (iii) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).*
- (iv) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.*
- (v) The storage of demolition/construction materials on site.*

*Following notification of approval of the condition by the Local Planning Authority, the Plan shall be implemented on site within 14 days, if not sooner. The approved strategy shall be maintained in full and effective working order and available for use throughout the life of the development.*

This condition is worded to address a situation where development is in the construction phase. The application approved was retrospective (as indicated in the application description). As such, no demolition or construction is taking place. In any case, information pertaining to the above is already contained within the submitted documents as identified below;

- (i) Hours – condition 10 of the permission controls hours of use of the site 7am-7pm weekdays and 7am-1pm Saturdays
- (ii) Measures to prevent mud and dirt tracking onto footways and adjoining roads – this is addressed through the details submitted pursuant to condition 15 and 7 via the dust management plan which provides details of wheel washing.
- (iii) Traffic management, access and parking – there is no construction taking place on the site. Details of parking and turning within the site and vehicle movements are provided within the application documents and have been deemed acceptable
- (iv) The Air Quality Report and dust management plan contained within this, sets out in detail the measures to reduce dust and impacts upon air quality
- (v) There is no demolition or construction taking place on site - storage of materials on site is set out in the submitted plans which accompanied the application and were approved

I trust this information is sufficient to discharge the relevant conditions. If the Council have any queries, please do not hesitate to contact me directly to discuss.

Yours faithfully,

*L Callan*

**Laura Callan MRTPI**

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