

4 May 2022

Discharge of conditions 12 and 13 - Covering letter fv

savills

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Dear Sir/ Madam,

**39207/APP/2020/2188 - DISCHARGE OF CONDITIONS 12 AND 13
GSK, STOCKLEY PARK, IRON BRIDGE ROAD, WEST DRAYTON**

On behalf of our client, Prologis UK, we are applying to discharge conditions 12 and 13 of the above planning permission. These relate to the submission of an ecological enhancement plan and further details on the proposed Energy Strategy respectively. The description of the development for the approved application was as follows:

“Redevelopment of the site to provide two industrial units providing industrial floorspace (Use Class B1c/B2/B8) and ancillary offices together with associated parking, access arrangements, landscaping and infrastructure” (LPA ref. 39207/APP/2020/2188).

This discharge of conditions application is accompanied by the following documents:

- Ecological Enhancement Plan (prepared by Ecology Solutions);
- Part L2A Compliance Report – Prologis GSK West London DC1 (prepared by Yonder);
- Part L2A Compliance Report – Prologis GSK West London DC2 (prepared by Yonder).

Condition 12

Condition 12 of the approved permission sets out the following:

Prior to the above ground works, an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans and specifications that demonstrate the incorporation of measures and features within the landscaping and the fabric of the building that support a range of habitats and species, as a minimum it is recommended that living walls/screens, green roofs, bat and bird boxes and artificial refugia will be included. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

The submitted Ecological Enhancement Plan sets out the full details as required by Condition 12.

Condition 13

Condition 13 of the approved permission sets out the following:

Prior to the commencement of above ground works, full details including specifications of the low and zero carbon technology to be used onsite shall be submitted and approved in writing by the Local Planning Authority. The details shall demonstrate the development will achieve the reduction targets identified in the



energy strategy (Yonder, July 2020) and provide the necessary information relating to the type, size and location of the relevant technology. This should include:

- In the case of the PVs, a roof plan and elevations showing their inclusion;
- Plans showing how the development provides the potential for future connection to a District Heating Network;
- Guidance to future occupiers on measures to manage overheating.

The development must proceed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

The submitted Part L2A Compliance Reports of DC1 and DC2 details the provisional as designed assessment of each unit and sets out compliance with Part L2A of the Building Regulations 2013.

I trust that the enclosed documents provide sufficient information to permit the discharge of the above conditions. Should you require any further information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink that reads "Nick Green".

Nick Green

Encl. As above