

30 March 2023

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, set against a yellow rectangular background.

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Dear Sir/ Madam,

GSK, Stockley Park, Iron Bridge Road, West Drayton, UB11 1BT
Discharge of Condition 24 (Parts ii, iii and iv) of Planning Application LPA Ref. 39207/APP/2020/2188

On behalf of our client, Prologis UK, please find enclosed an application seeking the discharge of details pursuant to Condition 24 (Parts ii, iii and iv) of Planning Application LPA Ref. 39207/APP/2020/2188 at GSK Stockley Park, Iron Bridge Road, UB11 1BT.

Condition 24 states:

“(i) Prior to commencement, other than demolition a scheme to deal with contamination shall be submitted to the Local Planning Authority (LPA) in accordance with the Supplementary Planning Guidance Document on Land Contamination, and approved by the LPA. All works which form part of the remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A further programme of targeted soil and groundwater sampling, monitoring and testing, together with reporting of the results of analysis and Detailed Quantitative Risk Assessment, shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(b) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement of each phase, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works for each phase have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes

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shall be clean and free of contamination”.

Part i of Condition 24 was discharged under Planning Permission Ref. 39207/APP/2022/1303 on 16th December 2022. This current application separately seeks to discharge Parts ii, iii and iv of Condition 24.

The application has been submitted on the Planning Portal (Planning Portal Ref.: PP-12058790) and comprises the following documents alongside this Cover Letter:

- Remediation Verification Report (Parts 1 and 2) prepared by Crossfield Consulting.

A BACS payment for £148.20 (inc. VAT) will be made by the applicant to cover the statutory application fee (£116.00) and the £32.20 administration fee by Planning Portal.

We trust that the enclosed is in order and provides sufficient detail for the full discharge of the subject condition. We look forward to receiving prompt confirmation that the application has been validated.

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, appearing to read "Savills" or a stylized version of the name.

Jack Conroy
Senior Planner