Richard Phillips <rphillips@hillingdon.gov.uk>

RE: Punters Garage, 22 New Road

1 message

David Chidlow <David.Chidlow@aquinnahomes.com> 28 June 2018 at 10:04
To: Richard Phillips <rphillips@hillingdon.gov.uk>

Richard

Thanks for the update, look forward to receiving the formal discharge for conditions 5,6,8 and await outcome for condition 10.

The 4 parking spaces in the verge were initially discussed with highways as a temporary measure to relieve access issues.

This was rejected by highways/councillors, along with double yellow lines.

Therefore, this is not being carried out, with access now managed by the site team with regular dialogue with the residents – which appears to be working so far!

Regards

David Chidlow, MRICS, IMaPS

Technical Director

Aquinna Homes plc, Highway House, 17 London End, Beaconsfield, Bucks, HP9 2HN

Tel: 01494 739400

Mob: 07918 627 053

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From: Richard Phillips <rphillips@hillingdon.gov.uk>
Sent: 28 June 2018 09:58
To: David Chidlow <David.Chidlow@aquinnahomes.com>
Subject: Re: Punters Garage, 22 New Road

David,

The Council's Tree/Landscaping officer is happy for Conditions 5 and 6 to be discharged.

I received a response from the Water & Flood Management Officer yesterday and they advise:-

'The proposals utilise permeable paving across the site to control flows up to the 1 in 100 year plus Climate change allowance and provides a management and maintenance plan, therefore there are no objections to the discharge of condition 8.'

I have not received anything about Condition 10 (Contamination) and will chase EPU officer.

Also the Highway Engineer although generally happy did mention 'There is a proposed arrangement shown on the drawings for providing 4 additional spaces at the kerbside of Connaught Close which were not approved and should not be pursued.' Can you advise?

Thanks,

Richard

On 26 June 2018 at 10:42, David Chidlow <David.Chidlow@aquinnahomes.com> wrote:

> Richard
>
> Ref:4519/APP/2016/3619
>
> Can you please provide an update on the formal discharge of the pre-commencement conditions for the above site.
>
> These were all due to be discharged at the end of Feb 2018!
>
> To date I have condition 4 and condition 5(1) formally discharged.
>
> Therefore, still waiting on a response for Conditions 5(2), 6(1-5), 8(a-f), 10(a-b), 13 and 14, all submitted on 4th Oct 2017.
>
> Please can you review the case and provide the relevant discharge of condition paperwork, as this will become an issue once we start selling the properties further down the line.
>
> Look forward to hearing from you by return to confirm timescales for the approvals.
>
> Regards
>
> David Chidlow, MRICS, IMaPS
>
> Technical Director
>
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>

From: David Chidlow
Sent: 08 June 2018 16:29
To: Richard Phillips <rphillips@hillingdon.gov.uk>
Subject: FW: Punters Garage, 22 New Road

Richard

Please see attached response from our engineer on the queries raised by the council flood officer.

Regards

David Chidlow, MRICS, IMaPS

Technical Director

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AQUINNA HOMES
aspire...

From: Joao Valadas <JoaoV@mjaconsulting.co.uk>
Sent: 08 June 2018 16:22
To: David Chidlow <David.Chidlow@aquinnahomes.com>
Subject: RE: Punters Garage, 22 New Road

David,

The requested documents are attached.

Kind Regards,

Joao Valadas

MSc (Hons), GMICE

Graduate Civil Engineer

MJA CONSULTING
Civil & Structural Engineers

Ipsum Court, 24 The Quadrant, Abingdon Science Park, Abingdon, Oxfordshire, OX14 3YS
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From: David Chidlow [mailto:David.Chidlow@aquinnahomes.com]
Sent: 08 June 2018 16:15
To: Joao Valadas <JoaoV@mjaconsulting.co.uk>
Subject: RE: Punters Garage, 22 New Road

Thanks Joao, can I please have the attachments referred to in the letter.

Regards

David Chidlow, MRICS, IMaPS

Technical Director

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AQUINNA HOMES
aspire...

From: Joao Valadas <JoaoV@mjaconsulting.co.uk>
Sent: 08 June 2018 15:38
To: David Chidlow <David.Chidlow@aquinnahomes.com>
Subject: RE: Punters Garage, 22 New Road

Good afternoon David,

Our response is attached.

Please let me know if you have no further comments so I can add the header to the letter and issue the response to Richard Phillips.

Kind Regards,

Joao Valadas

MSc (Hons), GMICE

Graduate Civil Engineer

MJA CONSULTING
Civil & Structural Engineers

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From: David Chidlow [mailto:David.Chidlow@aquinnahomes.com]
Sent: 06 June 2018 15:23
To: Joao Valadas <JoaoV@mjaconsulting.co.uk>
Subject: FW: Punters Garage, 22 New Road

Joao

We have finally received comments from the flood officer.

I have advised him that we have already started based on the construction issue layouts we have, which were submitted for approval.

Can you please review his comments and provide a response.

We will not be doing the green roof!

We have a sacrificial tarmac running course during construction, this will be punctured to allow for drainage prior to block paving.

Any queries let me know.

Regards

David Chidlow, MRICS, IMaPS

Technical Director

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From: Richard Phillips <rphillips@hillingdon.gov.uk>
Sent: 06 June 2018 14:45
To: David Chidlow <David.Chidlow@aquinnahomes.com>
Subject: Punters Garage, 22 New Road

Dear David,

I have recently inherited this discharge of condition application (4519/APP/2017/3619 refers) from a colleague who has now left the Council so not sure where we are on it.

The Flood Officer provided comments at the beginning of March which I am not sure you have seen so I have attached them.

The Highway Engineer also commented:-

Conditions 13 Parking & Access and 14 Parking Allocation This application is for the discharge of conditions 13 and 14 for a previously approved scheme for 8 dwellings and parking on the garage site in New Road Hillingdon. Condition 13 Parking and Access The applicant has supplied a layout drawing for car parking within the site and that was as per the approved scheme. If you wish to discharge this condition in this form I would have no objection. There is a proposed arrangement shown on the drawings for providing 4 additional spaces at the kerbside of Connaught Close which were not approved and should not be pursued. Condition 14 Car Parking Allocation From the layout plan produced there are indications of car parking spaces that are allocated and those that are not allocated and from that information I have no highways objection.

Regards,

Richard

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Richard Phillips

Planning Case Manager

Major Applications Team

Residents Services

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