HILLINGDON
LONDON

Richard Phillips <rphillips@hillingdon.gov.uk>

RE: Punters Garage, 22 New Road

1 message

David Chidlow <David.Chidlow@aquinnahomes.com> 10 July 2018 at 15:40
To: Richard Phillips <rphillips@hillingdon.gov.uk>

Richard

To keep it flexible, we will deal with the active spaces, we will have to wait until sales of the units then install to those that request them, it may even be more then two that take up the option.

If no takers, then we will install to the last two plots to be sold, therefore, they will have them by default.

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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aspire...

From: Richard Phillips <rphillips@hillingdon.gov.uk>
Sent: 10 July 2018 15:38
To: David Chidlow <David.Chidlow@aquinnahomes.com>
Subject: Re: Punters Garage, 22 New Road

David,

Thanks for your email.

That deals with the passive element but in order to deal with the wording of the condition, 2 active spaces need to be provided.

Richard

On 10 July 2018 at 14:30, David Chidlow <David.Chidlow@aquinnahomes.com> wrote:

> Richard
>
> We have provided ducting to each parking space connected to each property, as the parking is allocated.
>
> Therefore, there is the ability for all 8 properties to have EVC points provided.
>
> By sticking to the wording of the planning, it is not flexible, as we would provide on two plots, but the new owners may not need them, or another owner wants one but the are connected to a different property.
>
> Trust this is acceptable.
>
> See attached mark up to show ducting provision.
>
> Regards
>
> David Chidlow, MRICS, IMaPS
>
> Technical Director
>
> Aquinna Homes plc, Highway House, 17 London End, Beaconsfield, Bucks, HP9 2HN
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> AQUINNA HOMES
> *aspire...*
>
> **From:** Richard Phillips <rphillips@hillingdon.gov.uk>
> **Sent:** 10 July 2018 14:23
> **To:** David Chidlow <David.Chidlow@aquinnahomes.com>
> **Subject:** Re: Punters Garage, 22 New Road
>
> David,
>
> Whilst going through everything to put through, I have noticed one small issue - Condition 6 (Landscaping) requires details showing 2 spaces served by electric charging points and 2 spaces with passive provision. I can only find 2 EVC spaces on Drw. No. 5641:40 Rev. B serving Units 2 and 4 (Referred to as Units 3 and 4 in your covering letter). Can a total of 4 spaces be shown (2 active and 2 passive (capable of being easily converted if required).

Regards,

Richard

On 5 July 2018 at 14:50, David Chidlow <David.Chidlow@aquinnahomes.com> wrote:

> Richard
>
> Ok, agree to extension as long as we get the discharge of condition letter for all the outstanding conditions next week.
>
> Regards
>
> David Chidlow, MRICS, IMaPS
>
> Technical Director
>
> Aquinna Homes plc, Highway House, 17 London End, Beaconsfield, Bucks, HP9 2HN
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> AQUINNA HOMES
> *aspire...*
>
> **From:** Richard Phillips <rphillips@hillingdon.gov.uk>
> **Sent:** 05 July 2018 14:48
> **To:** David Chidlow <David.Chidlow@aquinnahomes.com>
> **Subject:** Re: Punters Garage, 22 New Road
>
> David,
>
> All the other conditions would be discharged.
>
> I am up against a committee deadline for tomorrow and have meetings arranged for Monday but should be able to finalise report for Tuesday at the latest. Whilst I will put through for manager's sign off as soon as ready, the application will sit with all the other applications that for one reason or another have gone over time. If we could agree an extension of time for determination to next Tues. 10/7, the application will appear at the top of the managers list.

Regards,

Richard

On 5 July 2018 at 14:21, David Chidlow <David.Chidlow@aquinnahomes.com> wrote:

> Richard
>
> Not sure on actual finish of the rear garden areas, therefore, would be better to partially discharge condition, then we will submit the validation report for approval once prepared.
>
> Will the other conditions be approved at the same time?
>
> Regards
>
> David Chidlow, MRICS, IMaPS
>
> Technical Director
>
> Aquinna Homes plc, Highway House, 17 London End, Beaconsfield, Bucks, HP9 2HN
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> AQUINNA HOMES
> *aspire...*
>
> **From:** Richard Phillips <rphillips@hillingdon.gov.uk>
> **Sent:** 05 July 2018 14:14
> **To:** David Chidlow <David.Chidlow@aquinnahomes.com>
> **Subject:** Re: Punters Garage, 22 New Road
>
> David,
>
> Thanks for these.
>
> Do you know the timescale? - if it would help, I could partially discharge the current application.

Regards,

Richard

On 2 July 2018 at 08:42, David Chidlow <David.Chidlow@aquinnahomes.com> wrote:

> Richard
>
> Please find attached both reports we have undertaken so far.
>
> Once the remediation works have been completed, the SI company will inspect and sample, then produce a validation report.
>
> Regards
>
> David Chidlow, MRICS, IMaPS
>
> Technical Director
>
> Aquinna Homes plc, Highway House, 17 London End, Beaconsfield, Bucks, HP9 2HN
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> AQUINNA HOMES
> *aspire...*
>
> **From:** Richard Phillips <rphillips@hillingdon.gov.uk>
> **Sent:** 29 June 2018 09:45
> **To:** David Chidlow <David.Chidlow@aquinnahomes.com>
> **Subject:** Re: Punters Garage, 22 New Road
>
> David,
>
> On the system, there is only the initial Site Investigation Report.
>
> Richard
>
> On 28 June 2018 at 12:20, David Chidlow <David.Chidlow@aquinnahomes.com> wrote:

Richard, you have the remediation strategy report, do you mean the validation report to confirm all is complete?

Regards

David Chidlow, MRICS, IMaPS

Technical Director

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From: Richard Phillips <rphillips@hillingdon.gov.uk>
Sent: 28 June 2018 10:54
To: David Chidlow <David.Chidlow@aquinnahomes.com>
Subject: Re: Punters Garage, 22 New Road

Thanks David,

Looks like all is in hand.

Once I have the remediation report, I can issue formal discharge.

Richard

On 28 June 2018 at 10:33, David Chidlow <David.Chidlow@aquinnahomes.com> wrote:

> Thanks Richard.
>
> Remediation strategy has been issued to the ground workers to implement, which is underway at present.
>
> The SI consultant is due back shortly to inspect depths and sample imported soils.
>
> A validation report will then be completed and submitted to close out the final part of condition 10, to confirm all site work has been carried out in accordance with the remediation strategy.
>
> Regards

David Chidlow, MRICS, IMaPS

Technical Director

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From: Richard Phillips <rphillips@hillingdon.gov.uk>
Sent: 28 June 2018 10:29
To: David Chidlow <David.Chidlow@aquinnahomes.com>
Subject: Re: Punters Garage, 22 New Road

David,

I have now found out that the EPU Officer did get back on this scheme earlier when advised:-

'I have read through the site investigation report submitted by the applicant dated 30 Aug 2017. In relation to Condition 10 the report covers 10 (a), (b) and I am happy for those components of the condition to be discharged.

A remediation scheme is required at a later stage of the development and that will have to be submitted to discharge the remainder of the condition.'

Is the remediation scheme in hand?

Regards,

Richard

On 28 June 2018 at 10:04, David Chidlow <David.Chidlow@aquinnahomes.com> wrote:

> 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
>
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> AQUINNA HOMES
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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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> AQUINNA HOMES
> *aspire...*
>
> ---
>
> **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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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
T: 01235 555173 | **E:** JoaoV@mjaconsulting.co.uk

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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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Mob: 07918 627 053

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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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aspire...

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

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Richard Phillips

Planning Case Manager

Major Applications Team

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> Richard Phillips
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> Planning Case Manager
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