

Richard Phillips

From: Ian Williams <ian.williams@afa-architects.co.uk>
Sent: 05 October 2023 11:18
To: Richard Phillips; alun@acstro.com
Cc: Ian Williams; Stephen Harrington; Tim Powell-Harper; Alex Fothergill; Tina Fothergill
Subject: RE: RE: Berrite Estate, Iron Bridge Road - 45237/APP/2022/3398.
Attachments: Berrite Estate - 1956 - PL06D.pdf; RAL 386-01 Issue 4 Landscape Layout FOR PLANNING 250523.pdf

Richard,

Further to Friday's Teams meeting and subsequent emails, please see our response to your request for further information from your Highways Engineer as follows:-

1 - We have reviewed Figure 2 in the Transport Statement with our Highways Consultant and confirm "Figure 2" is a copy of the latest Site Layout Plan (PL-06 D).

The Landscape plan (Drawing RAL 386-01 02) has been superseded by (Drawing RAL 386-01-issue 4). This plan and the Site layout Plan (PL-06D) are the same Layout drawing and I have attached a copy of each plan to confirm.

2 - There is no requirement for loading docks for our application.

No HGV loading docks are present on the Berrite Estate or in the existing buildings to be demolished (part of current planning application).

3 - The proposals are light industrial units with roller shutter doors at grade (No raised dock levellers) - accordingly there is no requirement for articulated vehicles to serve the proposed Units 6,7 & 8.

4 - The turning head shown on our site plan is not a dedicated loading area for unit 6 - it is a turning area for Berrite Estate for which currently doesn't have one.

5 - The Swept path analysis on the site layout plan shows a refuse vehicle Phoenix 2 Duo (P-12W with Elite 6x4 chassis) using the proposed turning head.

6 - The HGV's that use the site are for vehicle transport deliveries (Car Transporters) serving the Tenant Allen Ford and uses the dedicated 24 m Diameter HGV Turning circle. (Refer to Site Layout Plan PL-06 D)

I trust this clarifies Highways request for further information and I look forward to confirmation that the above is acceptable.

Would you also be able to come back and confirm the Transport Statement is acceptable and I would be grateful for your response at the earliest opportunity.

Finally, would you be able to update me today/ tomorrow via Teams regarding your discussions with managers?

Thank you Richard and I look forward to your urgent reply.

Kind regards,
Ian.
Ian Williams RIBA : Director

AFA Architects & Planners Limited.

E: ian@afa-architects.co.uk

Tel: 07855 359052

The information in this e-mail is confidential. It is intended solely for the individual or entity to whom it is addressed. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance upon it, is prohibited and may be unlawful and you should contact the sender by e-mail, return and then delete all the material. Whilst AFA Architects & Planners Limited endeavours to check all incoming and outgoing messages for viruses, we can accept no responsibility for any loss occasioned to any person or persons as a result of this message.

From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Sent: Wednesday, October 4, 2023 4:04 PM
To: Ian Williams <ian.williams@afa-architects.co.uk>
Subject: RE: RE: Berrite Estate, Iron Bridge Road - 45237/APP/2022/3398.

Ian,

The Highway Engineer has now come back to me but only to ask for further information:-

'The applicant has submitted a Transport Statement 1569-ACS-ZZ-XX-RP-001-B dated September 2023 which includes Figure 2 which shows a swept path analysis for a vehicle accessing the service yard for Unit 6, however, the applicant has also submitted Drawing RAL 386-01 02 titled Landscape Layout dated June 2023 and it is noted that the layouts of the site differ. Please could you contact the applicant to confirm the correct layout. A revised Site Layout drawing should be provided. A swept path analysis drawing will also be required which should show 16.5m articulated vehicle docking to each unit whilst vehicles occupy the docks to all other units.'

I will email the officer to see if otherwise happy with the Transport Statement, but could you deal with this concern/query.

I have yet to discuss with the managers but hopefully soon.

Regards,

Richard

From: Ian Williams <ian.williams@afa-architects.co.uk>
Sent: Wednesday, October 4, 2023 3:54 PM
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Cc: Ian Williams <ian.williams@afa-architects.co.uk>; Tim Powell-Harper <tim.powellharper@gn2.uk.com>
Subject: RE: RE: Berrite Estate, Iron Bridge Road - 45237/APP/2022/3398.
Importance: High

Richard,

Further to Monday's email, are you able to provide an update from highways and consultations with colleagues? I am due to update my client later today and they are anxious for positive news.

Many thanks.

Kind regards,
Ian.

Ian Williams RIBA : Director

AFA Architects & Planners Limited.

E: ian@afa-architects.co.uk

Tel: 07855 359052

The information in this e-mail is confidential. It is intended solely for the individual or entity to whom it is addressed. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance upon it, is prohibited and may be unlawful and you should contact the sender by e-mail, return and then delete all the material. Whilst AFA Architects & Planners Limited endeavours to check all incoming and outgoing messages for viruses, we can accept no responsibility for any loss occasioned to any person or persons as a result of this message.

From: Ian Williams <ian.williams@afa-architects.co.uk>

Sent: Monday, October 2, 2023 12:00 PM

To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Cc: Ian Williams <ian.williams@afa-architects.co.uk>

Subject: RE: Berrite Estate, Iron Bridge Road - 45237/APP/2022/3398.

Morning Richard,

Just emailing to recap our discussions from Fridays Teams call and I await to hear from you regarding the following resubmitted documents:-

- Highways consultation response following submission of the updated Transport Statement. (1st Transport Statement now superseded).
- Your comments in relation to the submitted Travel Plan with proposed mitigations to improve air quality for this application - (namely additional EV charging spaces/Additional Cycle Spaces / Provision of Showers and locker facilities).
- The updated Air Quality Statement which contains details of any anticipated Air Quality Contribution and the capital costs of the proposed mitigation measures to offset the contributions – (namely additional capital cost to implement additional EV charging spaces/Additional Cycle Spaces / Provision of Showers and locker facilities).

I also understand you will be discussing our application with your colleague – Ian Thayne and I would be grateful for an update on this at the earliest opportunity.

Thank you Richard and I look forward to your earliest reply.

Kind regards,
Ian.

Ian Williams RIBA : Director

AFA Architects & Planners Limited.

E: ian@afa-architects.co.uk

Tel: 07855 359052

The information in this e-mail is confidential. It is intended solely for the individual or entity to whom it is addressed. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance upon it, is prohibited and may be unlawful and you should contact the sender by e-mail, return and then delete all the material. Whilst AFA Architects & Planners Limited endeavours to check all incoming and outgoing messages for viruses, we can accept no responsibility for any loss occasioned to any person or persons as a result of this message.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.