

8 July 2013

London Borough of Hillingdon
Planning and Community Services
Validation Team
3N Civic Centre
High Street
Uxbridge
MIDDLESEX
UB8 1UW

Dear Gareth Gwynne

RE: APPLICATION FOR THE DISCHARGE OF PLANNING CONDITIONS RELATING TO PLANNING CONSENT (45753/APP/2012/2029) AT HPH5, MILLINGTON ROAD, HAYES, MIDDLESEX, UB3 4AZ

I write on behalf of my client, Melford Capital Partners, in respect of the planning conditions set out within the decision notice on the 5th July 2013 for the approved planning application (Ref: 45753/APP/2012/2029).

Description of development:

Erection of five storey building to provide 13,880sq.m of Class B1(a) Office floorspace, provision of car parking spaces at surface and basement level, associated landscape and ancillary works.

Location of development:

HPH5 Millington Road Hayes, Middlesex UB3 4AZ

This is an application for the approval of details reserved by conditions and has been submitted via the planning portal (Ref: PP-02720250). The information required to discharge conditions 4, 5, 6, 8, 12 and 16 have been attached.

Please find the following documents attached:

- Decision Notice HPH5
- Covering letter for cheque
- Landscape General Agreement HED.983.201(B)
- Landscape General Agreement HED.983.202(B)
- Landscape General Agreement HED.983.203(B)
- Landscape General Agreement HED.983.204(B)
- Landscape General Agreement HED.983.205(B)



- Landscape General Agreement HED.983.206(B)
- Planting Plan HED.983.301(B)
- Planting Plan HED.983.302(B)
- Planting Plan HED.983.303(B)
- Planting Plan HED.983.304(B)
- Planting Plan HED.983.305(B)
- Planting Plan HED.983.306(B)
- Site plan HPH4 & 5 if both sites built in tandem 110476-D102
- Details Material Palette HPH5 119476-D-103-B
- Internal Finishes Schedule 110476-D-104
- Material Palette HED.983.200(B)
- HPH4 and HPH5 Soft Landscape Specification and Schedule of Operations 983 ver 1
- Water Conservation and Management HPHWC/001
- Geotechnical Interpretative Report GIB016-GEO-RPT-00T ver 2

A cheque payable to Hillingdon Borough Council for £97.00 has been submitted under separate cover.

Set out below is a description of key requirements under each condition and a summary of the information provided to satisfy the condition including the documents uploaded via planning portal.

Condition 4

In accordance with condition 4 plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted for approval.

The relevant documents to refer to are:

- Landscape General Agreement HED.983.201(B)
- Landscape General Agreement HED.983.202(B)
- Landscape General Agreement HED.983.203(B)
- Landscape General Agreement HED.983.204(B)
- Landscape General Agreement HED.983.205(B)
- Landscape General Agreement HED.983.206(B)
- Planting Plan HED.983.301(B)
- Planting Plan HED.983.302(B)
- Planting Plan HED.983.303(B)
- Planting Plan HED.983.304(B)
- Planting Plan HED.983.305(B)
- Planting Plan HED.983.306(B)
- Site plan HPH4 & 5 if both sites built in tandem 110476-D102



Conditions 5

In accordance with condition 5 details of all materials and external surfaces have been submitted for approval. The relevant documents are:

- Details Material Palette HPH5 119476-D-103-B
- Internal Finishes Schedule 110476-D-104
- Material Palette HED.983.200(B)

Condition 6

In accordance with condition 6 details of the landscape scheme have been submitted to be approved. The landscape scheme satisfies the condition by providing full details of the soft landscaping and hard landscaping, details of landscape maintenance and a schedule of maintenance. The relevant documents to refer to are:

- HPH4 and HPH5 Soft Landscape Specification and Schedule of Operations 983 ver 1
- Material Palette HED.983.200(B)

Condition 8

In accordance with condition 8 a scheme for the reduction in potable water use including the harvesting and reuse of rainwater as well as the cycling and reuse of grey is submitted. The relevant document to refer to is:

- Water Conservation and Management HPHWC/001

Condition 12

In accordance with condition 12 a scheme has been submitted to deal with the risk associated with contamination of the site including a preliminary risk assessment, site investigation scheme and verification plan.

Halcrow has produced a Geotechnical Interpretative Report which satisfies the condition above by providing an outline to the geological setting of the site, describing the recent extent of ground investigations, comment on the ground conditions and material properties, highlight any geotechnical risks to the development and makes recommendations for geotechnical design.

The relevant document to refer to is:

- Geotechnical Interpretative Report GIB016-GEO-RPT-00T ver 2



Condition 16

In accordance with condition 16 a risk assessment report has been submitted to approve details of piling methods and demonstrate that no resultant unacceptable risk to groundwater. The relevant document to refer to is:

- Geotechnical Interpretative Report GIB016-GEO-RPT-00T ver 2

It is understood that conditions 1, 2, 3, 7 and 13 require no further information to be submitted. In terms of conditions 9, 10, 12 and 15 further information is required before submission of details but will be followed shortly. Additionally, following discussions with the Council, EHO and EA, a separate application will be submitted in order to vary condition 14, again to follow shortly.

Please do not hesitate to contact if any of the above information is incorrect or incomplete in order to approve the conditions and in light of the submissions to follow shortly.

Kind regards.

Yours sincerely

Rebecca Gunn BA(Hons) MSc

Planner - Rapleys LLP

rlg@rapleys.co.uk

DDI: 020 7255 8095