

Date: 18.07.25

Ref: 333101537

Alan Corcoran
Civic Centre
High Street
Uxbridge
UB8 1UW
United Kingdom

Dear Alan,

RE: Discharge of Condition 11(b) – Application Reference 63099/APP/2025/1709
Certificate Reference: LB315152

I am writing to provide clarification in support of the discharge of Condition 11 (part b) of planning permission 63099/APP/2023/1608, in relation to the condition discharge application 63099/APP/2025/1709.

For reference, the application relates to the redevelopment of the site at Land at Ainscough Cranes, Unit 84, Hayes Industrial Park, Swallowfield Way, Hayes

The Final Certificate (Ref: LB315152), prepared by Oculus Building Consultancy and dated 09/07/2025, has already been submitted. This letter confirms that the submitted certificate satisfies the requirements of Condition 11(b), which states:

'A) Prior to any above ground works for the development hereby approved (excluding demolition), a Fire Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The statement shall detail how the development will function in terms of:

- (i) the building's construction: methods, products and materials used, including manufacturers' details*
- (ii) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach*
- (iii) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans*
- (iv) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting*

lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these

(v) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building

(vi) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

B) Prior to occupation of the development hereby approved, the final comprehensive Fire Statement shall be submitted to and approved in writing by the Local Planning Authority. This should be accompanied by the Building Control Decision Notice or equivalent. Thereafter the development shall be carried out and maintained in full accordance with the approved details.'

I trust this letter provides the necessary clarification to support the formal discharge of Condition 11(b). Should any further information be required, please do not hesitate to contact me.

Yours faithfully,
For MCS Build Ltd,



George Baker
Operations Manager



Stantec UK Limited
3rd Floor, 50-60 Station Road
Cambridge
CB1 2JH
UNITED KINGDOM

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STANTEC UK LIMITED

Maisie Mannion
Graduate Planner
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