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FAO: Jonathan Aubrey

Our Ref: U0018682/JCHOW/SHIN/AMU/AME

Your Ref: GLA/2022/0764/S1

12 April 2024

Dear Jonathan

**Former MSD Facility, Breakspear Road South, Ickenham
GLA/2022/0764/S1**

We write in connection with the application for full planning permission in relation to the site known as the Former MSD Facility, Breakspear Road South, Ickenham ("the Site"), within the London Borough of Hillingdon (planning application reference 72870/APP/2022/312 and GLA reference 2022/0764/S1) for:

"Retention and demolition of existing buildings, construction of new buildings, all within Use Class B8 with ancillary uses, hardstanding, widening of vehicular access off Breakspear Road South, associated car and cycle parking, enhanced landscaping and ancillary works."

Background

The Greater London Authority previously provided comments on the application as part of the Stage 1 Response in October 2022. These were responded to in a response letter issued by Gerald Eve in May 2023.

The planning application was taken to Hillingdon Planning Committee on 1 November 2023 and received a unanimous resolution to grant from Members of the Planning Committee.

Following the resolution to grant at Planning Committee, we understand there are still a few outstanding comments that require a response so that the application can progress through Stage 2 of the GLA process.

We have now had the opportunity to further review these, alongside the relevant consultants, and write to respond to these planning issues.

Outstanding Points

Circular Economy

The GLA Stage 1 Response stated that the applicant should provide a Pre-Redevelopment Audit and Pre-Demolition Audit at the planning stage in line with the minimum submission requirements set out in the GLA guidance, particularly where this document relates to the principle of demolition and demolition rationale.

A Pre-Redevelopment and Pre-Demolition Audit has been prepared and submitted alongside this response letter. These have been prepared by Reusefully and are included in the resubmission. These documents should be read alongside the submitted Circular Economy Statement, which sets out the initial high-level principles of the proposal.

The submitted documents to address these comments are as follows:

- Pre-Demolition Audit Report - MSD Site, Ickenham - 04.03.2024 v1.1
- Pre-Redevelopment Audit Report - MSD Site 27.02.24

Energy

An updated GLA Energy Memo has been updated and included within this resubmission.

The submitted documents to address these comments are as follows:

- UPDATED 20220905 (20220764) Merck Sharpe Dohme (Post Stage 1 set 2) GLA Consultation - Energy Memo 2022
- Recessed tile replacement linear luminaire: "cityline-datasheet"
- Sustainable compact surface or suspended linear LED highbay: "flight-datasheet"
- High static ducted unit: FDA-A_RZAG-N_RZASG-M_RZA-D_Datasheet_104AAA_AA
- Monobloc Air Source Heat Pump: QAHV_6PP_AW_v2

Green Infrastructure

The GLA Stage 1 response stated that the applicant should provide a surface cover type drawing to support the Urban Greening Factor (UGF) calculation. The GLA noted that the Applicant refused to provide a surface cover type drawing to evidence the UGF score, calculated to be 0.48. The GLA acknowledged that the development type is industrial, which does not require an UGF target score, however set out that, in order to calculate the UGF score, a surface cover type drawing must have been produced to identify areas for scoring.

The surface cover type drawing has been submitted alongside this response letter. This should be read in conjunction with the calculations outlined in the Design and Access Statement.

The submitted document to address these comments are as follows:

- Urban Greening Factor: 221723_OP_ICK_L_X006-UGF

The previous GLA Stage 2 response also requested the proposed replacement tree CAVAT value within a reasonable timescale, such as 15-20 years. The applicant has again stated that 110 trees are to be proposed, as was done in the previous stage response. The indicative cost of the proposed trees, together with the soft landscaping proposing is £614,000. The tree loss equates to a value of approximately £83,000, therefore representing a 7x uplift in value. This therefore complies with policy G7.

Whole Life Carbon

Our previous response covered the WLC comments raised by officers at the GLA. For clarity, we have reattached our submission letter and the latest WLC memo.

Accordingly, the submitted documents to address these comments are as follows:

- Merck_Sharpe_Dohme_GLA WLC Memo_16.11.22_Response
- lpg_-_wlca_assessment_template_planning_-_25_march_2022 Rev01
- Updated WLC - Rev.02
- Gerald Eve Covering Letter: Titled 230522 GLA Stage 1 Response Letter

S106

The draft S106 has been previously sent to the GLA, and is attached to this submission.

Conclusion

We trust that this letter addresses outstanding concerns that were set out in the GLA Stage 1 Response and provides reasoning that the proposals for the former MSD site are in line with planning policy and have consideration for circular economy, sustainable drainage and green infrastructure.

If you require any further clarification or information, please do not hesitate to contact Sophie Hinton (0203 486 3493) of this office.

Yours faithfully,



Gerald Eve LLP

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