

Local Planning Authority  
Hillingdon Council  
Civic Centre  
High Street  
Uxbridge  
UB8 1UW

prp-co.uk

Architecture  
Urban Design  
Masterplanning  
Landscape  
Development Consultancy  
Research

08 Dec 2022

Dear Sirs / Madame

**Hayes Town Centre Estate – Planning Condition 18 Approval -  
76550/APP/2021/4499**

10 Lindsey Street  
London  
EC1A 9HP  
020 7653 1200

This letter supports an application submitted on-line via the planning portal ref: PP-11753055, for approval of details reserved by condition submitted on behalf of Higgins Partnership. The application seeks approval for the discharge of details pursuant to the condition listed below in respect of the sites listed above.

**Condition 18**

*No site clearance or construction work of any relevant phase of the development hereby approved shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:*

- 1. A method statement outlining the sequence of development within the relevant development phase on the site including demolition, building works and tree protection measures.*
- 2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres. Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:*
  - 2.a There shall be no changes in ground levels;*
  - 2.b No materials or plant shall be stored;*
  - 2.c No buildings or temporary buildings shall be erected or stationed.*
  - 2.d No materials or waste shall be burnt; and.*
  - 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.*
- 3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.*

**REASON**

*To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)*

I trust the enclosed is in order and look forward to receiving confirmation that the application is validated. In the meantime, please do not hesitate to contact me should you have any queries or require any additional information.

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a smaller, more complex flourish.

**Rafal Banasiuk**  
Architect

Enc

**Arboricultural Method Statement (Middlemarch), Dec 2022**