

Your Ref: PP-13120781  
Our Ref: 34460/A5/EJ

14<sup>th</sup> August 2024

London Borough of Hillingdon  
Planning Section  
Civic Centre  
Uxbridge  
UB8 1UW

Dear Ed,

**Re: Discharge of Planning Conditions 10, 11A, 13 and 21 of Decision Notice Ref: 63099/APP/2023/1608**

Please find attached accompanying this letter an application to discharge the following planning conditions in relation to the abovementioned planning approval for; 'The demolition of existing structures and redevelopment for Use Classes E(g)(iii), B2 and B8 (applied flexibly) including hard and soft landscaping, servicing and associated works.'

This application seeks to discharge conditions 10, 11A, 13 and 21 and has been submitted via the Planning Portal (Ref: PP-13120781). This discharge of conditions application form comprises the following information as well as a Discharge of Condition Application Form.

**Condition 10 (Biodiversity Enhancement and Management Plan (BEMP))**

*'Prior to any above ground works for the development hereby approved (excluding demolition), a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to, and approved in writing by, the local planning authority. The BEMP shall demonstrate how the development hereby approved shall seek to maximise the delivery of on-site biodiversity improvements, including through the delivery of new trees, flower-rich perennial planting, mature shrubs, green roofs and walls, and bird or bat boxes. The development shall thereafter be implemented in accordance with the approved BEMP.'*

- **Biodiversity Enhancement and Management Plan (BEMP)**

The submitted biodiversity enhancement and management plan (BEMP) has been prepared by MKA Ecology to provide recommendations on the maintenance and enhancement of key ecological features post development. In section 3, the BEMP provides a list of biodiversity enhancements to be included within the Site, with details on the management of these features also set out in section 4.

**Condition 11A (Fire Statement)**

*'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*

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- 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.*

- **Fire Statement**

The submitted Fire Statement has been prepared by Jensen Hughes to discharge part A of condition 11.

The Fire Statement describes the main fire safety features, fire fighter access facilities and fire strategy principles. Provided the design complies with the fire safety strategy and provisions set out in the statement, the proposal meets the requirements of Policy D12 of the London Plan (2021). The proposed materials must achieve the minimum standards for fire resistance and building regulations where relevant. Furthermore, section 3 demonstrates suitable means of escape while section 4 setting out the active safety measures included as part of the proposal including fire detection & alarms with appropriate signage.

The Fire Statement demonstrates no reason why Part A of Condition 11 cannot be discharged.

**Condition 13 (Waste Management Strategy)**

*'Prior to any above ground works for the development hereby approved (excluding demolition), a Waste Management Strategy shall be submitted to, and approved in writing by, the local planning authority. The Waste Management Strategy shall include relevant details setting out how non-residential on-site waste storage and collection will be managed, demonstrating that there is sufficient space for the separate collection of general waste, recycling, and food waste.*

- **Waste Management Strategy Plan (Ref: H067-CMP-SI-ZZ-DR-A-00103 P1)**
- **Refuse Vehicle Tracking Plan (Ref: 226977\_AT\_G01)**

The accompanying plan prepared by CMP (ref: H067-CMP-SI-ZZ-DR-A-00103 P1) demonstrates how the waste management strategy has been prepared and submitted in accordance with the London Plan Policies SI7 & D6 and Hillingdon Local Plan Policy EM11. The refuse storage areas have been outlined in blue on the accompanying plan.

As part of the approved documents set out on the decision notice (ref: 63099/APP/2023/1608), the approved site plan H067-HAYES-CMP-SI-ZZ-DR-A-00100 Rev PL15 showed the location of the proposed waste refuse area. While an end occupier is not known at this stage and exact waste requirements unknown, the design seeking approval has given consideration to a number of factors:

- Sufficient space in each service yard for an appropriate refuse area measuring 2500mm x 5000mm, split between recycling and general waste.

- Each refuse area is within c.2 m of the nearest personal door to the unit, as highlighted on the plan.
- The bins remain in the refuse areas until they are collected and the yards have been tracked to ensure a safe and suitable access is achieved by refuse vehicles.
- The applicant will ensure the waste refuse areas and service yards are clean and tidy.
- Bins will not need to pass through any buildings to reach the collection point.
- The service yard has been tracked to ensure refuse vehicles are able to access the collection points in a safe and suitable way. Please see the accompanying drawing ref: 226977\_AT-G01.

We trust the submitted Proposed Site Plan (Refuse Storage Area Ref: H067-CMP-SI-ZZ-DR-A-00103\_P1) allows for the discharge of condition 13 of the decision notice.

**Condition 21 (Bird Hazard Management Plan)**

*'Prior to any above ground works for the development hereby approved (excluding demolition), a Bird Hazard Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:*

*Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 3 'Wildlife Hazards' (available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-3-Wildlife-Hazards-2016.pdf>).*

*The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority."*

- **Bird Hazard Management Plan**

The accompanying Bird Hazard Management Plan (BHMP) has been prepared by MKA Ecology to provide information on how the scheme has been designed to minimize risks associated with birds on nearby aircraft associated with Heathrow Airport, in accordance with Policy DMAV 1 of the Hillingdon Local Plan: Development Management Policies.

The BHMP will be implemented as approved and remain in force for the lifetime of the building, unless otherwise agreed with the Local Planning Authority. The BHMP assesses a range of features often associated with bird hazards and concludes the redevelopment is not expected to significantly increase the risk of a bird strike as a result of the building design and landscaping proposals.

We consider that the above information satisfies the requirements of conditions 10, 11A, 13 and 21. We therefore look forward to your confirmation of the validation of this discharge of conditions application in due course, in accordance with the signed PPA.

In the interim, if you have any queries, please do not hesitate to contact me.

Yours sincerely,



**Edward Jones**  
**Planner** on behalf of Stantec UK Ltd