

20th October 2023

Planning Department
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Dear Planning Department,

RE: DISCHARGE OF CONDITIONS – Planning Application ref. 6/2021/3422/MAJ
Development: Erection of 1 no. building containing 3 no. flats, 11 no. offices and 1 no. retail unit (Use Class E), erection of 5 no. terraced houses with parking and associated works, involving demolition of existing shopping parade with 7 no. maisonettes above, alterations to existing parking area and erection of a parking area.

At Location: Salisbury Square, Hatfield, AL9 5AD
Decision date: 7th December 2022

In reference to the above project, we write to discharge the pre-commencement conditions no. 2, 3, 4, 7, and 9.

Condition 2 – Construction Management Plan / Statement

“No development shall commence until a Construction Management Plan to enable demolition, has been submitted to and approved in writing by the Local Planning Authority. No development above ground level, other than demolition, shall take place until a further Construction Management Plan is submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved Plan. Each Construction Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;*
- b. Access arrangements to the site;*
- c. Traffic management requirements*
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);*
- e. Siting and details of wheel washing facilities;*
- f. Cleaning of site entrances, site tracks and the adjacent public highway;*
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;*
- h. Provision of sufficient on-site parking prior to commencement of construction activities;*
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;*
- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;*
- k. Phasing Plan.”*

The Construction Management Plan to enable demolition was issued and approved under separate application no. 6/2023/1433/COND.

Please find enclosed a further Construction Management Plan named “Salisbury Square - Construction Management Plan 2023 - Rev1” prepared by Boom Construction to discharge the remaining part of Condition 2.

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Condition 3 – Archaeology

“A) No development, other than demolition work, shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

- 1. The programme and methodology of site investigation and recording;*
- 2. The programme and methodology of site investigation and recording as suggested by the evaluation;*
- 3. The programme for post investigation assessment;*
- 4. Provision to be made for analysis of the site investigation and recording;*
- 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
- 6. Provision to be made for archive deposition of the analysis and records of the site investigation;*
- 7. Nomination of a competent person or persons / organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

B) The development shall take place / commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied / used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.”

Please refer to the enclosed Archaeological Written Scheme of Investigation prepared by CFA Archaeology Ltd named “SSH2_WSI_2023-07-14_V3”.

Condition 4 – Tree Protection

“No development other than demolition work, shall commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must not be carried out other than in accordance with the approved statement. The Arboricultural Method Statement must include:

- a) A specification for the pruning of trees to be retained in order to prevent accidental damage by construction activities;*
- b) The specification of the location, materials and means of construction of temporary protective fencing and /or ground protection in the vicinity of trees to be retained, in accordance with the recommendations of the current edition of BS 5837 “Trees in relation to construction”, and details of the timing and duration of its erection;*
- c) The specification of the routing and mean of installation of drainage or any underground services within the Root Protection Area (RPA) and / or canopy spread of retained trees;*
- d) The details and method of construction of any other structures such as boundary walls within the Root Protection Area (RPA) and / or canopy spread of retained trees;*
- e) The details of any proposed alterations to existing ground levels within the Root Protection Area (RPA) and / or canopy spread of retained trees; and*
- f) Provision for the supervision, by an appropriately qualified arboricultural consultant, of any works within the root protection areas of trees to be retained.”*

Please refer to the following documentation prepared by GHA trees arboricultural consultancy:

- AMS - Salisbury Square, Hatfield, Hertfordshire
- Salisbury Square - TPP - Rev D - Aug 2023

Condition 7 – Petrol Interceptors

“No development, other than demolition work, shall commence until details of the petrol interceptors and treatment devices such as trapped gullies and catchpit manholes have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must not be carried out other than in accordance with the approved statement.”

Please refer to the enclosed report prepared by Conisbee Engineers named “Discharge of Planning Conditions 7 & 9-0.2”.

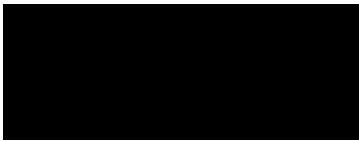
Condition 9 – Infiltration

“No development, other than demolition work, shall commence until details of a Surface Water Drainage Scheme that does not include infiltration has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.”

Please refer to the enclosed report prepared by Conisbee Engineers named “Discharge of Planning Conditions 7 & 9-0.2”.

We believe the above is satisfactory for the purpose of this application, but if you require further information or would like to discuss, please do not hesitate to contact us.

Yours sincerely



Sara Rietti
Associate
for and on behalf of Brooks Murray Architects