

5th January 2024

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. 5, 6, 8, 12 and 13.

Condition 5 - Structural Design Certificate

“No development other than demolition work, shall commence until a structural design certificate, completed and signed by a Chartered Engineer, and a scheme to deal with existing ground conditions has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall certify that appropriate site investigations have been carried out at the site. The scheme shall include an investigation and assessment to identify those precautions or measures deemed to be required in the design and construction of the proposed development in order to minimise any danger which might arise as a result of ground conditions. The scheme as approved shall be fully incorporated in the design and construction of the proposed development.”

Please refer to the following documentation prepared by Conisbee Consulting and RSK:

- 221111-DC001 Structural Design Certificate
- Appendix A RSK GI 1922048 R02 (02)
- Appendix B RSK PWRA 1922048 R03 (00)

Condition 6 – Landscaping scheme

“No development other than demolition work, shall commence until full details on a suitably scaled plan of both hard and soft landscape works have 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. The landscaping details to be submitted shall include:

- a) means of enclosure and boundary treatments;*
- b) car parking layout and markings;*
- c) vehicle and pedestrian access and circulation areas;*
- d) hard surfacing, other hard landscape features and materials;*
- e) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction;*

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- f) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing;*
- g) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;*
- h) management and maintenance details.”*

Please refer to the drawing no. 789 - DOC - 109 - A - Proposed Landscaping Plan prepared by Brooks Murray Architects.

Please note that the drawing makes references to documents that have been previously issued which have not been included within this submission as specified below:

Arboricultural information

- “AMS - Salisbury Square, Hatfield, Hertfordshire” issued under 6/2023/2136/COND
- “Salisbury Square - TPP - Rev D - Aug 2023” issued under 6/2023/2136/COND

Ecological information

- 7689 Salisbury Square 24.11.21 issued and approved under 6/2021/3422/MAJ

Condition 8 - Contamination (Affinity Water)

“No works involving excavations shall be carried until the following has been submitted to and approved in writing by the Local Planning Authority:

- a) An Intrusive Ground Investigation to identify the current state of the site and appropriate techniques to avoid displacing any shallow contamination to a greater depth.*
- b) A Risk Assessment identifying both the aquifer and the abstraction points as potential receptors of contamination.*
- c) A Method Statement detailing the depth and type of excavations (e.g. piling) to be undertaken including mitigation measures e.g. appropriate piling design, off site monitoring boreholes etc.) to prevent and / or minimise any potential migration of pollutants to public water supply. Thereafter, the development shall not be carried out other than in accordance with the approved details.”*

Please refer to the following documentation prepared by Conisbee Consulting and RSK:

- Appendix A RSK GI 1922048 R02 (02)
- Appendix B RSK PWRA 1922048 R03 (00)

Condition 12 – Sound Insulation (including ventilation)

“No development above ground level shall take place until details relating to a scheme to protect the proposed development from noise due to transport sources is submitted to and approved by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details, and not occupied until the approved measures are in place.

The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards within BS 8233:2014.

Internal L_{Amax} levels should not exceed 45dB more than ten times a night in bedrooms.

Relaxed noise levels will be considered if it can be shown that good acoustic design has been implemented and all steps have been taken to achieve the non-relaxed noise levels in BS8233:2014.

Where opening windows raises the internal noise levels above those within BS8233, other methods of ventilation / attenuation will have to be implemented.

Passive systems and rates will be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment (other overheating assessments can be provided but will need to be agreed in writing by the Local Planning Authority such as a TM59 assessment) conducted with windows closed, curtains/blinds not being used, showing the required ventilation rates to ensure that overheating will not occur.

Details must be provided of the ventilation system to be installed and to demonstrate that it will provide the ventilation rates shown in the assessment.

Mechanical ventilation can be installed, with ventilation rates required to provide 4 air changes per hour to habitable rooms. However, mechanical ventilation should only be used as a last resort, once all other noise mitigation measures have been implemented (good acoustic design, orientation of sensitive rooms, bunds, noise barriers, passive systems or acoustic louvres).

Outdoor amenity areas should meet the 55dB WHO Community Noise Guideline Level. A slight relaxation of this level (up to 3dB) will be considered, if it can be demonstrated that all reasonable steps have been taken to reduce the level as much as possible, (such as noise barriers, shielding, good acoustic design etc). If outdoor amenity areas cannot comply, then it should be shown through measurements that a suitable place is available within 5 minutes' walk from the development that complies with the amenity noise level."

Please refer to the following documentation prepared by Cass Allen:

- RP01-23396-R0 - Salisbury Square, Hatfield - Condition 12 and 13

Condition 13 – Noise from nearby existing and proposed commercial operations

"No development above ground level shall take place until details relating to a scheme to mitigate the noise from nearby commercial activities, deliveries, plant and equipment are 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, and not occupied until the approved measures are in place.

Assessment for noise from commercial operations must be in accordance with BS4142: 2014+A1:2019.

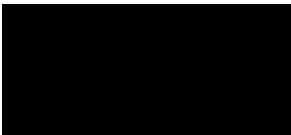
Indoor ambient noise levels in living rooms and bedrooms from commercial noise sources must be 10dB below the standards within BS 8233:2014 (Living rooms daytime – 25dB and bedrooms at night – 20dB) and LAmax levels must not to exceed 40dB internally with windows closed. Internal noise levels with habitable windows open must also be considered. Consideration must be given to the Nation Planning Policy Framework and the agent of change."

Please refer to the following documentation prepared by Cass Allen:

- RP01-23396-R0 - Salisbury Square, Hatfield - Condition 12 and 13

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