

Development Management

Welwyn Hatfield Borough Council

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**WELWYN
HATFIELD**

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Matt

Surname

Schofield

Company Name

New Ways Ltd

Address

Address line 1

8 Carnival Park,

Address line 2

Carnival Close

Address line 3

Town/City

County

Country

United Kingdom

Postcode

SS14 3WN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing buildings and construction of new building comprising 118 residential apartments, layout of parking areas, landscaping, electricity substation and ancillary development.

Reference number

6/2020/3222/MAJ

Date of decision (date must be pre-application submission)

24/03/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 01- Construction Management Plan
Condition 06- Surface Water Drainage Scheme
Condition 09- Proposed Roads, Footways and Cycleways

Has the development already started?

- Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

04/07/2022

Has the development been completed?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 01-Response

To protect highway safety and the amenity of other users of the public highway and rights of way and the amenity and living conditions of the wider public, submitted:

1. Construction management plan- CMP Comet Way Hatfield

Condition 06-Response

The below is the information required to satisfy the requirements of the individual aspects of planning condition 06.

Part A: A detailed scheme has been produced and can be seen on the Proposed Site Wide Foul and Surface Water drainage design with all relevant details including attenuation volume and all incorporated SuDS features for all areas.

Part B: Calculations have been provided in the Flood Risk Assessment completed for the site. Half drain down times have been included in these calculations. They are shown in Appendix G of the Flood Risk Assessment & Drainage Strategy report.

Part C: Exceedance flow routes for storm events greater than the 1 in 100 year + 40% climate change storms is shown in submitted Flood routing drawing.

Submitted drawings/report:

1. HAT-HSD-XX-GN-DR-C-0102 Proposed Onsite Drainage - C13
2. HAT-HSD-XX-GN-DR-C-0301_Site Cross Sections_C03
3. HAT-HSD-XX-XX-RP-C-0100-Flood Risk Assessment and Drainage Strategy_P05
4. HAT-HSD-XX-GN-DR-C-0103

Condition 09-Response

To ensure safe and suitable access we have illustrated the proposed road, footways, and cycleways, submitted:

1. HAT-XX-0033-CONDITION 09.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Rolland Velho

Date

01/05/2024