

Christopher Dale
Head of Planning

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Mr Robin Moxon
Arlington Business Parks GP Limited
1230 Parkview
Arlington Business Park
Reading
RG7 4SA

21 September 2021

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr Moxon,

Application Reference: 6/2021/0505/COND

Proposed development at: H R Owen Mosquito Way Hatfield AL10 9WN

Proposal: Submission of details pursuant to conditions 1 (construction management plan), 2 (surface water drainage) and 7 (details of foundation design of approval) on planning permission 6/2019/1411/MAJ.

Thank you for your application requesting approval of the above details reserved by conditions.

It is noted that planning permission 6/2019/1411/MAJ has commenced.

Condition 1

Condition 1 states:

'Development must not commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Construction Management Plan must include the following details:

- a. *Construction vehicle numbers, type, routing;*
- b. *Traffic management requirements;*
- c. *Construction and storage compounds (including areas designated for car parking)*
- d. *Siting and details of wheel washing facilities;*
- e. *Cleaning of site entrances, site tracks and the adjacent public highway;*

- f. *Provision of sufficient on-site parking for construction employees prior to commencement of construction activities; and*
- g. *Post construction restoration/reinstatement of the working areas and temporary access to the public highway.*

The approved Construction Management Plan must be fully adhered to from start to completion of the development'.

This condition cannot be discharged as development has commenced contrary to its requirement, but the submitted details, comprising a Construction Environmental Management Plan, is acceptable.

Condition 2

Condition 2 states:

'Development must not commence until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme must subsequently be implemented in accordance with the approved details before the development is completed.

The scheme must include:

- a. *Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage. Blue roofs, permeable paving areas and above ground storage structures should be considered within the development;*
- b. *Detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include half drain down times for all storage features;*
- c. *Final drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes. Total storage volume provided within each storage structure should be identified;*
- d. *Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs;*
- e. *Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime'.*

This condition cannot be discharged as development has commenced contrary to its requirement, but the submitted details (as submitted and updated/revised as required following consultation responses from the Lead Local Flood Authority) are acceptable.

Condition 7

Condition 7 states:

'Borehole drilling, piling or other foundation designs using penetrative methods shall not be carried out other than with the written consent of the local planning authority'.

The submitted details, comprising Response to Planning Condition 7 (by Bayham Meikle Partnership Limited, 26 January 2021), is acceptable and approved.

Conclusion

While the details submitted for conditions 1 and 2 are acceptable, these conditions cannot be discharged as development has already commenced.

The details submitted for condition 7 are acceptable. Please note that should a different foundation design later be required, the terms of this condition will need to be met again.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at d.elmore@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,



David Elmore
Principal Major Development Management Officer