

**Chris Carter
Assistant Director (Planning)**

Reply To: address as below
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Mr Salvatore Zaffuto
22 Berkley Avenue
Waltham Cross
Hertfordshire
EN8 8DW

Date: 25 January 2024

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

Dear Mr Zaffuto,

Application Reference: 6/2023/2030/COND

Proposed development at: 71 Station Road Cuffley EN6 4HG

Proposal: Submission of details pursuant to condition 4 (surface water drainage), 5 (materials of external surface and refuse and recycling storage building) and 11 (secure cycle, refuse and recycling storage) on planning permission 6/2021/0456/MAJ

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

Condition 4

Condition 4 states:

“Development must not commence until the final design of the drainage scheme has been submitted to and approved in writing by the local planning authority. The surface water drainage system will be based on the principles of the submitted Surface Water Drainage Strategy carried out by MTC Engineering reference 2592-DS-Feb 2021, dated February 2021. The scheme shall also include:

- a. Detailed infiltration testing to be explored and carried out on site precommencement in accordance with BRE Digest 365 standards;*
- b. Should infiltration be proven unviable, the applicant should manage surface water via discharge into the existing Thames Water Surface Water Sewer at a*

- maximum rate of 2.0l/s for all rainfall events up to and including the 1 in 100+40% climate change event;*
- c. Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs. This should be supported by a clearly labelled 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;*
 - d. All final corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event;*
 - e. Provision of half drain down times for all storage features within 24 hours;*
 - f. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as swales, filter drains, ponds and line permeable paving, where possible;*
 - g. Silt traps for protection of any residual tanked elements; and*
 - h. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.”*

The following details have been submitted in support of this condition:

- Letter to LLFA from MTC Engineering (Cambridge) Ltd
- SuDS Maintenance Plan by MTC Engineering (reference 2592 – SuDS Maintenance Plan)
- SuDS Treatment Plan by MTC Engineering (reference 2592 – SuDS Treatment Plan)
- Micro Drainage calculations pages 1-13
- Micro Drainage storage calculations pages 1-4
- Geotechnical Investigation by Herts & Essex Site Investigations, dated 18 April 2022 (Ref CSG/14617)
- Infiltration Tests by Dearman Developments Ltd, dated 19 April 2022
- Indicative Drainage Plan, drawing no 2592-05 Rev C

The submitted details are acceptable and discharge the details reserved by this condition.

Condition 5

Condition 5 states:

“No development above ground level (other than works of demolition) shall take place until details of the materials to be used in the construction of the external surfaces of the flat roof for the flatted block and the secure cycle and refuse & recycling store building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.”

The submitted details included in the Cover letter (including Appendix A) and dated 29 September 2023, are acceptable and discharge the details reserved by this condition. Please note that in order to fully comply with the requirements of this condition, the development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

Condition 11

Condition 11 states:

“Prior to above ground development of the secure cycle and refuse & recycling store building, details of wall climbing plants on the east elevation of this building must be submitted to and approved in writing by the Local Planning Authority. The approved details must be carried out in the first planting and seeding seasons following first occupation of the building. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014”.

The submitted details of the wall climbing plants included in the Landscape Proposals plan (drawing no 1016.20.1A) are acceptable and discharge the details reserved by this condition. Please note that in order to fully comply with the requirements of this condition, the approved details must be carried out in the first planting and seeding seasons following first occupation of the building.

Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

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,



Mr David Elmore
Principal Major Development Management Officer