

**Chris Carter  
Assistant Director (Planning)**

Reply To: address as below

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Ms Sara Rietti  
4 Tabernacle Street  
London  
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12 April 2024

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

Dear Ms Rietti,

**Application Reference:** 6/2023/2136/COND

**Proposed development at:** Car Park Salisbury Square Hatfield AL9 5AD

**Proposal:** Submission of details pursuant to condition 2 (construction management plan), 3 (archaeological written scheme of investigation), 4 (arboricultural method statement), 7 (petrol interceptors and treatment devices) and 9 (surface water drainage) on planning permission 6/2021/3422/MAJ

Thank you for your application requesting approval of the above details reserved by condition(s).

**Condition 2- Construction Management Plan (CMP)**

Condition 2 of planning permission 6/2021/3422/MAJ states:

*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;*  
*and*
- k) *Phasing Plan.*

*REASON: To protect highway safety and the amenity of other users of the public highway and rights of way; to protect the living conditions of neighbouring properties, in accordance with Policies 5, 12, 17 & 22 of Hertfordshire's Local Transport Plan (adopted 2018); Policy R19 of the Welwyn Hatfield District Plan 2005; Policy SADM18 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.*

Application reference 6/2023/1433/COND discharged condition 2 with respect to a Construction Management Plan for the demotion phase. Having regard to the above, I am pleased to confirm that the Highway Authority deem that the proposed Construction Management Plan submitted for the remainder of the development is sufficient, pursuant to the requirements of condition 2.

### **3- Archaeological Written Scheme of Investigation**

Condition 3 of planning permission 6/2021/3422/MAJ states:

*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.*

*REASON: To secure the protection of and proper provision for any archaeological remains in accordance with Policy R29 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.*

Having regard to the above, I can confirm that the applicant's archaeological Written Scheme of Investigation (WSI) for archaeological trial trench evaluation meets the requirements. Sufficient information has been submitted to partially discharge this condition pursuant to the requirements of parts 1 and 7 of A) of Condition 3, sufficient to allow the programme of trial trench evaluation of the site to begin.

Please note that further phases of archaeological work may be required if below ground archaeological remains are revealed by the archaeological evaluation. Any such further works should be detailed in additional documentation submitted to the Planning Authority.

Condition 3 (A, B and C) cannot be discharged in full until all archaeological work has been completed in accordance with the WSI(s), an appropriate report of a satisfactory standard has been submitted to the Planning Authority, and provision has been made for further analysis and publication if required.

Further to the above, please note that the development must not be carried out other than in accordance with the approved details listed above, as well as the outstanding requirements of these conditions discussed above, unless otherwise agreed in writing by the Local Planning Authority.

#### **4- Arboricultural Method Statement**

Condition 4 of planning permission 6/2021/3422/MAJ states:

*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.

*REASON: To ensure the satisfactory protection of retained trees, shrubs and hedgerows during the construction period in the interest of visual amenity in accordance with Policy D1, D2, D8, R17 & RA10 of the Welwyn Hatfield District Plan 2005; Policies SP9, SADM11 & SADM16 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.*

Having regard to the above, I am pleased to confirm that the Landscape Officer deems that the proposed Arboricultural Method Statement and Tree Protection Plan submitted is sufficient, pursuant to the requirements of condition 4.

## **7- Petrol Interceptors and Treatment Devices**

Condition 7 of planning permission 6/2021/3422/MAJ states:

*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.*

*REASON: To protect groundwater resources, in accordance with Policy R7 of the Welwyn and Hatfield District Plan 2005; SADM18 draft Local Plan Proposed Submission August 2016; and the of the National Planning Policy Framework.*

Having regard to the above, I am pleased to confirm that the Environmental Health Officer deems that the submitted information is sufficient, pursuant to the requirements of condition 7.

## **9- Surface Water Drainage**

Condition 9 of planning permission 6/2021/3422/MAJ states:

*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.*

*REASON: To protect groundwater resources, in accordance with Policy R7 of the Welwyn and Hatfield District Plan 2005; SADM18 draft Local Plan Proposed Submission August 2016; and the of the National Planning Policy Framework.*

Having regard to the above, I am pleased to confirm that the Lead Local Flood Authority deem that the proposed drainage strategy submitted is sufficient, pursuant to the requirements of condition 9.

## **Summary**

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of conditions 2 (Construction Management Plan), 4 (arboricultural method statement), 7 (petrol interceptors and treatment devices) and 9 (surface water drainage). Condition 3 (archaeological written scheme of investigation) can only be partially discharged as detailed above. Please note that the development must not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Prior to the commencement of development, other than demolition work, conditions 5 (structural design certificate), 6 (landscaping scheme) and 8 (contamination- Affinity Water) are required to be discharged. These are currently submitted through application reference 6/2024/0043/COND and are under consideration. Prior to above ground development, conditions 10 (materials), 11 (refuse and recycling), 12 (sound insulation), 13 (noise from commercial), 14 (EV charging facilities), 15 (energy efficiency measures), 16 (fire hydrants) and 17 (accessible and adaptable homes) are required to be discharged. Conditions 12 and 13 are currently submitted through application reference 6/2024/0043/COND and are under consideration.

Please also have regard to the requirements of conditions 18-25.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at [a.ransome@welhat.gov.uk](mailto:a.ransome@welhat.gov.uk) and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in blue ink, consisting of the letters 'AR' in a cursive, stylized font.

Ms Ashley Ransome  
Senior Development Management Officer