

Our Ref: PA/1329/GP
Your Ref: S6/2011/1994/MA

7 September 2015

Mark Peacock
Senior Planning Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

Dear Mr Peacock

Salisbury Square, Old Hatfield, Discharge of Pre-commencement Planning Conditions

Please find enclosed applications for the approval of details reserved by conditions 3, 11, 16 and 20. The conditions have been grouped together in three lots, each of which is a separate application.

Condition 3 – Structural Design Certificate

The submitted report by SFK Consulting (Structural Engineers) has considered the stability of the site, with reference to RSK's 2011 Geotechnical and Geo-environmental Report, and the soil has been found to be stable. The proposed new building in Salisbury Square will be greater in bulk than the existing building, however, the nett increase in load will be reduced by the removal of some of the historic fill in order to form basement areas. It is likely that the final nett loading on the ground at depth will not therefore be greatly increased.

The report concludes that the "scope and scale of the development is readily achievable from an engineering perspective. A piled foundation arrangement with in-situ concrete substructures will ensure a robust solution enabling both the retention of the surrounding ground and the transfer of new load increments to depth whilst safe-guarding retained ground and neighbouring structures. Given the context of the site, its historical development and usage as well as the site specific and surrounding geotechnical and flood risk data SFK Consulting therefore does not consider there to be any technical engineering barriers to delivering the project."

Condition 11 - Foul and Surface Water Drainage

Drawing Number 12600-D-01 shows the position, direction of flow and specifications of both the surface water and foul water drainage. Manufacturer's details are given for the proposed petrol interceptors and the geo-cellular storage units. The manholes and pipework are covered by specification and must conform to the relevant British Standard in line with current practice. Please refer to the submitted technical drawings and drainage layout.

Condition 16 - Petrol Interceptors

Drawing Numbers 12600-SD-01 and SD-02 show the standard details for the drainage works which includes details of the catchpit and trapped gullies to be used. Where they are to be



used is shown on drawing number 12600-D-01. Two number proprietary petrol interceptors are proposed and the position and manufacturer with appropriate unit reference number are shown on drawing number 12600-D-01.

Condition 20 - Remediation Scheme.

The enclosed letter from RSK (Geo-Environmental Consultants) provides an update to their 2011 Geotechnical and Geo-environmental Report, which was submitted with planning application S6/2011/1994/MA. The letter concludes that as the areas where exceedances were found will be covered by buildings or hardstanding, they pose no risk to end users and therefore a remediation scheme is not required. However, while certain groundworks are being completed, it will be necessary for the work to be inspected and any previously unidentified contamination will require further examination and risk assessment.

We trust you will find the submitted details entirely acceptable and will be pleased if you could discharge conditions 3, 11, 16 and 20 as soon as possible within the requisite timescales.

We look forward to hearing from you.

Yours sincerely

Georgina Pickett
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Encs Condition 3 – Structural Design Certificate
 Conditions 11 and 16- Foul and Surface Water Drainage/Petrol Interceptors
 Condition 20 - Remediation Scheme.