



**WELWYN  
HATFIELD**

**Colin Haigh**  
Head of Planning

Reply To: address as below  
Our Ref: 6/2015/1571/COND  
6/2015/1863/COND  
6/2015/1889/COND

Date: 3 November 2015  
Direct Tel: 01707 357 249  
Email: m.peacock@welhat.gov.uk

Ms Georgina Pickett  
JB Planning Associates Ltd  
Chells Manor  
Chells Lane  
Stevenage  
Hertfordshire  
SG2 7AA

**Town and Country Planning Act 1990.  
The Town and Country Planning (Development Management Procedure)  
(England) Order 2010**

Dear Ms Pickett

**RE: SALISBURY SQUARE, OLD HATFIELD**

Thank you for your recent applications in connection with the discharge of planning conditions. Please accept my apologies for the short delay in providing written confirmation and any inconvenience this has caused you or your client. This letter is in response to three applications with the following reference numbers: 6/2015/1571/COND & 6/2015/1863/COND & 6/2015/1889/COND.

**6/2015/1571/COND: Approval of details reserved by condition 5 (landscaping), condition 6 (materials), condition 9 (cycle parking), condition 12 (lighting) and condition 13 (archaeological scheme) on planning permission S6/2011/1994/MA**

**Condition 5**

I am pleased to confirm that the proposed hard and soft landscaping details are acceptable in accordance with the submitted Landscape Design and Access Statement & Drawing Nos.010\_001 Rev D & 010\_002 Rev A & 010\_003 & 010\_004 received and dated 27 July 2015. Please note that to fully comply with this condition, the development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Condition 6**

I am pleased to confirm that the materials are acceptable in accordance with the schedule of materials described within your letter dated 23 July 2015 and shown on the submitted brochure information received and dated 27 July 2015. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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**Condition 9**

I am pleased to confirm that the proposed Sheffield Cycle Stands are acceptable in accordance with Drawing No.789-CYC Rev A received and dated 27 July 2015 & Drawing No.789-CYC2 received and dated 17 September 2015. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Condition 12**

I am pleased to confirm that the scheme for external lighting is acceptable in accordance with the submitted lighting details contained within section 10 "Lighting and Wayfinding" of the submitted Landscape Design and Access Statement received and dated 27 July 2015. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Condition 13**

I am pleased to confirm that the final version of the Archaeological Written Scheme of Investigation received and dated 15 September 2015 is acceptable. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**6/2015/1863/COND: Approval of details reserved by condition 7 (energy assessment), condition 8 (construction method), condition 10 (waste management), 21 (noise assessment) and 22 (Lifetime Homes) on planning permission S6/2011/1994/MA**

**Condition 7**

I am pleased to confirm that the scheme for air or ground source heat pumps is acceptable in accordance with the submitted Energy Assessment received and dated 03 September 2015. Please note that to fully comply with this condition, the approved scheme shall be implemented prior to occupation and shall remain operational for the lifetime of the development unless otherwise agreed by the Local Planning Authority.

**Condition 8**

I am pleased to confirm that the submitted Construction Method Statement received and dated 03 September 2015 is acceptable. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Condition 10**

I am pleased to confirm that the submitted Waste Management Plan received and dated 03 September 2015 is acceptable. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.



**Condition 21**

I am pleased to confirm that the noise survey and mitigation measures are acceptable in accordance with the submitted report by Cass Allen received and dated 03 September 2015. Please note that to fully comply with this condition, the development shall be implemented in accordance with the approved details prior to the occupation.

**Condition 22**

I am pleased to confirm that the proposed residential unit to be built to Lifetime Homes standards is acceptable in accordance with the submitted with your application covering letter and submitted drawing No.789-200 Rev B received and dated 3 September 2015. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**6/2015/1889/COND: Approval of details reserved by condition 3 (Structural Design Certificate), condition 11 (Foul and Surface Water Drainage), condition 16 (Petrol Interceptors) and condition 20 (Remediation Scheme) on planning permission S6/2011/1994/MA**

**Condition 3**

I am pleased to confirm that the Engineering Appraisal and the certification by SFK Consulting LLP is acceptable and I hereby discharge this condition. Ground conditions should be carefully observed during development in order to minimise any danger which might arise as a result of ground conditions.

**Condition 11**

I am pleased to confirm that the proposed drainage works are acceptable in accordance with Drawing Nos.12600-D-01 Rev A & 12600-SD-01 Rev A & 12600-SD-02 Rev A received and dated 08 September 2015 & the Flood Risk Assessment dated September 2011. The approved scheme shall be installed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Condition 16**

I am pleased to confirm that the details for the drainage works, which include details of the catchpit, trapped gullies and two number proprietary petrol interceptors, are acceptable in accordance with Drawing Nos.12600-D-01 Rev A & 12600-SD-01 Rev A & 12600-SD-02 Rev A received and dated 08 September 2015. The approved scheme shall be installed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Condition 20**

The submitted 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 notes that a "...single exceedences of Benzo(a)pyrene (TP2 at 0.5 metres below ground level), petroleum hydrocarbons (BH2 at 1.40 metres below ground level) and zinc (TP3 at 0.1 metres below ground level) were encountered..."

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.

Given the above, condition 20 cannot be fully discharged at this time as there is still investigatory and risk assessment based work which needs to take place, particularly in the vicinity of area BH2 in the centre south of the development and in the area formerly occupied by a petrol station.

Please note that to fully comply with this condition, the Local Planning Authority expect to see results of further investigation in the vicinity of area BH2 and to be given two weeks written notification of commencement of any remediation measures, or confirmation in writing that no further contamination has been found in this location. Following completion of any required remediation measures, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and agreed in writing by the Local Planning Authority.

Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Mangham', with a long horizontal flourish extending to the right.

Andrew Mangham  
Principal Development Management Officer