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UNITED KINGDOM

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
AL8 6AE

PLANNING PORTAL REF: PP-12835599

35073/A3/GR

04 March 2024

Dear Mr Lee,

Tewin Road, Hertfordshire, Welwyn Garden City, AL7 1BD
PLANNING PERMISSION REF: 6/2021/2857/MAJ
DISCHARGE OF CONDITION APPLICATION
APPLICATION TO DISCHARGE DETAILS RESERVED BY CONDITION 1&2

This Covering Letter submitted on behalf of Henry Boot Developments supports an application to discharge planning conditions 1&2 attached to the Outline consent for Tewin Road, Hertfordshire, Welwyn Garden City, AL7 1BD (ref. 6/2021/2857/MAJ).

Condition 1 and 18 states that:

No development shall commence including demolition, until a Construction Management Plan (or Construction Method Statement) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan / Statement 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;**
- 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.**

A Construction Environmental Management Plan (Rev B) is submitted to address the above requirements, alongside comments received previously (in respect of the withdrawn DoC) from HCC Highways. This sets out standards and procedures for managing the environmental impact of demolition and construction activities.

Design with community in mind

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Condition 2 and 19 states that:

Prior to the commencement of development, a scheme for the provision of fire hydrants (served by mains water supply) shall be submitted to and approved in writing by the Local Planning Authority. No unit shall be occupied until the approved scheme of hydrant provision serving the development has been provided and is fully operational. The approved scheme shall be maintained and retained permanently thereafter.

A Site Plan (Fire Hydrant Location) is submitted which identifies the location of existing fire hydrants adjoining the Site which are able to adequately serve the proposed development. As such, no additional fire hydrants are required.

The discharge of condition application fee has been paid through the Planning Portal.

I trust the enclosed information will enable the above condition to be discharged promptly, but please do not hesitate to let me know should you require any additional information at this stage.

Yours faithfully

George Robinson

Graduate Planner