

ACD/17-04137

22 October 2018

Ms June Pagdin  
 Development Management Services  
 Welwyn Hatfield Borough Council Offices  
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LONDON  
 BIRMINGHAM  
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Dear Ms Pagdin,

**Re: Application to Discharge Condition 5 in respect of a Full Planning Application for Change of Use of Former Roche Products Factory (Class B Offices, Research and Manufacturing) to Provide 34 Residential Units (Class C3) Across Basement, Ground and First to Third Floors, with External Alterations Including Additional and Altered Fenestration to the Northern and Southern Elevations, Creations of Additional Car Parking and Associated Landscaping, Together with Internal Alterations including the Subdivision and Reconfiguration of Floorspace, the Introduction of 5 New Spiral Staircases and Provision of Servicing within the Building at the Former Roche Products Site, 40 Broadwater Road, AL7 3AY.**

I act on behalf of Oakbridge Homes Ltd and am instructed to submit a discharge of condition application seeking approval of details reserved by a condition in respect of the above development.

The application was formally approved by Welwyn Hatfield Borough Council on 9 November 2017 following the completion of a Section 106 agreement, on 18 October 2018.

The application was approved with a number of planning conditions attached to the permission requiring discharge. Accordingly, we seek to discharge the following condition:

Condition	Topic	Status of Condition
5	Landscape works	Pre-commencement

The following discharge of condition application was submitted to Welwyn Hatfield Borough Council via the Planning Portal (Ref PP-07319878) on 22 October 2018.

The planning application fee in the amount of £116 will follow. In addition to the above, the specific information in respect of this condition is provided below.

**Condition 5**

*Notwithstanding the submitted and approved landscaping plan (Drwg No 6004.LM.01), no development shall take place until full details on a suitable scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning*

*Authority. The development shall not be carried out other than in accordance with the approved details. The landscaping details to be submitted shall include:*

- a) Original levels and proposed finished levels*
- b) Means of enclosure and boundary treatments and planting, including the site frontage*
- c) A scheme for seating in the open space on the south side of the site*
- d) Car parking layout and markings*
- e) Vehicle and pedestrian access and circulation areas*
- f) Hard surfacing, other hard landscape features and materials*
- g) Existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction*
- h) Cellular root systems for trees planted along the access and parking areas on the northern side of the site*
- i) Planting plans, including specification of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing*
- j) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife*
- k) Location of service runs*
- l) Management and maintenance details.*

In this regard, please refer to:

- Discharge of Condition 4 – Landscaping Summary;
- Planting Plan 1 of 2 (Dwg No. 6004.PP.3.0.E);
- Planting Plan 2 of 2 (Dwg No. 6004.PP.3.1.E);
- Tree Pit Detail – Northern Boundary (Dwg No. 6004.TPD.5.0);
- Basement Patio Details (Dwg No. 501-032);
- Site Plan Including UKPN Substation (Dwg No. 501-046B);
- Hard Surface Plan 1 of 2 (Dwg No. 6004.HSP.4.0.F); and
- Hard Surface Plan 2 of 2 (Dwg No. 6004.HSP.4.1F).

I look forward to confirmation of early validation and determination of the application, however, should you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours sincerely,

**Andrea Herrick**  
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