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Clare Howe  
Development Management  
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25<sup>th</sup> October 2019

Dear Clare,

**APPROVAL OF DETAILS PURSUANT TO CONDITIONS 3 AND 4 OF  
PLANNING APPROVAL REF. 6/2018/0171/MAJ**

On behalf of the applicant, Metropolitan Thames Valley, I write to formally submit an application to discharge conditions 3 and 4 of Planning Permission 6/2018/0171/MAJ. This application comprises a copy of this covering letter, the necessary application form and the documentation submitted in respect of conditions 3 and 4 which is detailed later on in this covering letter. This application has been submitted via the Planning Portal (ref. PP-08252189) and the relevant planning fee of £116 has been paid at the point of submission.

**Background and Proposal**

On 15th February 2019, the Council granted Planning Permission for the following development:

*Creation of a mixed-use quarter comprising the erection of up to 1,340 residential dwellings including 414 (31%) affordable dwellings (Use Class C3); 114 extra care homes (Use Class C2); the erection of a civic building comprising 497 m<sup>2</sup> of health (Use Class D1), 497 m<sup>2</sup> of community use (Use Class D1), 883 m<sup>2</sup> of office (Use Class B1) and 590 m<sup>2</sup> of retail (Class A1/A2/A3/A4/A5); alterations, additions and change of use of Grade II Listed Building and retained Silos to provide 5,279 m<sup>2</sup> of flexible business floorspace (Use Class B1), 270 m<sup>2</sup> Combined Heat and Power (Sui Generis), 2,057 m<sup>2</sup> International Art Centre (Use Class D1), 1,235 m<sup>2</sup> Gymnasium (Use Class D2), 1,683 m<sup>2</sup> of restaurant/coffee shop/bar (Use Class A1/A3/A4/A5), Creche/Day Nursery (Use Class D1) of 671m<sup>2</sup> as well as a Network Rail TOC Building (Use Class B1) of 360 m<sup>2</sup>; plus associated car parking, access, landscaping, public art and other supporting infrastructure.*

However, the aforementioned development was subject to a number of conditions. This application relates to the discharge of conditions 3 and 4 for Phase 1 of the South Site.

### **Condition 3**

Condition 3 of 6/2018/0171/MAJ stipulates the following:

*Piling, investigation boreholes, tunnel shafts and ground source heating and cooling systems using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development of any phase or block shall not be carried out otherwise than in accordance with the approved plans.*

### **Condition 3**

In order to discharge this condition, the following document has been submitted for approval.

- 15503SI - Risk Assessment and Method Statement 23-10-19

### **Condition 4**

Condition 4 of 6/2018/0171/MAJ stipulates the following:

*A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of each phase of development.*

### **Condition 4**

In order to discharge this condition, the following document has been submitted for approval.

- 15503SI - Risk Assessment and Method Statement 23-10-19

no boreholes are to be retained post development for the Phase 1 works on the South Site therefore there will be no need for any monitoring post-development.

### **Summary**

As a result of the submitted documents, it is now considered there are no further documents which need to be submitted for neither Conditions 3 or 4 for Phase 1 of the South Site.

I trust that the enclosed information is sufficient to expedite validation of our application. However, should you require any further information please do not hesitate to contact me.

Yours sincerely

**Carlota Boyer**

For and on behalf of  
ColladoCollinsArchitects