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Clare Howe
Development Management
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
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06th December 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 supplementary documentation to discharge conditions 3 and 4 of Planning Permission 6/2018/0171/MAJ for Phase 1 of the South Site. This submission comprises a copy of this covering letter, and the documentation required by Environmental Agency in respect of conditions 3 and 4 which is detailed later on in this covering letter.

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.

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

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

The Environmental Agency's Response to (6/2019/2708/COND) was the following:

'Condition 3 The submitted "15503SI - Risk Assessment and Method Statement 23-10-19" states that the drilling of the investigation boreholes is due to be undertaken on the 30th October 2019. It is therefore unclear if these works have been completed and confirmation is sought on this point. It will not be possible to retrospectively discharge this aspect of the condition.

During the drilling works care should be taken to prevent the creation of preferential pathways between any superficial strata (made ground, gravels) potentially containing perched groundwater and the deeper Chalk aquifer.

It should be noted that this condition will only be able to be partially discharged as it is not clear if piled foundations are required. Piled foundations will require a separate risk assessment which demonstrates that risks posed to controlled water can be addressed.'

Therefore, we are submitting the following supplemental documentation for approval:

Condition 3

- 15503SI - Risk Assessment and Method Statement, Version 6, 05-12-19
- 067358-CUR-00-XX-RP-GE-001-V01_Piling Risk Assessment
- Method-Risk Assessment for mitigation of Ground Contamination
- RE C2380_Shredded Wheat_Condition 3 & 4_Piling and Boreholes

We can confirm the drilling of the investigation boreholes has not yet commenced. The RAMS from RSA have been updated to show a start date of 'TBC'. With regards to care during drilling works please refer to RSA RAMS under 'Percussive window sampling' and 'Backfilling and installation. The piling foundation requirements are clarified in the RAMs.

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 was submitted for approval.

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

The Environmental Agency's Response to (6/2019/2708/COND) was the following:

The covering letter states that no borehole will be retained on site and therefore no requirement for further monitoring exists. This statement is not agreed with as there is currently insufficient information to determine if further monitoring is required.

Further details about the ground and groundwater conditions encountered along with aspects of the construction works which could impact groundwater i.e. basement excavations, piling, groundwater in areas of contamination will need to be provided to demonstrate that further monitoring is not required.

Therefore, we are submitting the following supplemental documentation for approval:

Condition 4

- 016-1512 Wheat Quarter Verification and Monitoring Plan REV01
- 067358-CUR-00-00-DR-GE-0001 - Long Term Monitoring - General Layout - EAME Long Term Remediation
- 067358-CUR-00-XX-RP-GE-001-V01_Piling Risk Assessment
- 067358-CUR-01-XX-RP-GE-0001-V02 Shredded Wheat Phase 1 Area PMW
- RE C2380_Shredded Wheat_Condition 3 & 4_Piling and Boreholes

Our statement that no boreholes will be retained on site was incorrect. It was originally stated by us in error. Refer to monitoring plans, drawings and statement. For details about the ground and groundwater conditions refer to Piling Risk Assessment, EAME Remediation Verification and Long-Term Monitoring Plan, RAMS and RSA alongside additional comments from Curtins.

Summary

As a result of the supplementary 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