

Our Ref: MM/KN0115/21

26 July 2024

North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Hertfordshire
SG6 3JF

via the Planning Portal

Dear Sir/Madam,

Discharge of Conditions Application
The Anchor, 84 Cambridge Road, Hitchin, Hertfordshire, SG4 0JH
Planning Portal Reference: PP-13282777

We are instructed by our client, Greene King Commercial Investments Limited, to submit a discharge of conditions application relating to planning permission 23/01947/FP.

Planning permission 23/01947/FP was granted by the Council in March 2024, which allows for the following development at the above site:

“Erection of new convenience retail unit (Class E); alterations to means of access and reorganisation and extension of car park, including the change of use of land from residential gardens and the installation of EV charging points; demolition of outbuildings to pub and external alterations including the erection of garden pergola and structures, new patio and external lighting and installation of new cold store and covered walkway to back of house and replacement of part of kitchen extraction system.”

The permission was granted subject to a number of planning conditions. This application seeks to discharge conditions **3, 6, 10 and 14**.

It is requested that this letter be read in support of the application.

Condition 3

Condition 3 states:

“Prior to the commencement of development involving the installation of surface water drainage in relation to the new retail unit, construction drawings of the surface water drainage network, associated



sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (Flood Risk Assessment, dated 5 June 2023 Ref: 004_8210658_SM_Flood_Risk_Assessment, and response to Lead Local Flood Authority Comments, Ref: 006_8210658_SM_LLFA_Response) and Drawings (Proposed Drainage Strategy, by Glanville, June 2023, DWG no. 8210658 - SK10 Rev P4) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.”

The following information is submitted to discharge condition 3:

- External Works Layout (Dwg no. 8240287 – 1001 rev. T2);
- Levels Layout (Dwg no. 8240287 – 1101 rev. T2);
- Drainage Layout (Dwg no. 8240287 – 1201 rev. T2);
- Construction Details – Sheet 1 (Dwg no. 8240287 – 1301 rev. T2);
- Drainage Construction Details – Sheet 1 (Dwg no. 8240287 – 1401 rev. T1);
- Drainage Construction Details – Sheet 2 (Dwg no. 8240287 – 1402 rev. T1);
- SW Model Image; and
- SW Model Submerged Outfall Calculations Results.

Condition 6

Condition 6 states:

“Prior to the commencement of construction on the retail unit a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.”

A Construction Surface Water Management Plan, prepared by Conlon Construction, is submitted to discharge condition 6.

Condition 10

Condition 10 states:

“No development shall commence until a Construction Management Plan 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 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;*
- i. *Post construction restoration/reinstatement of the working areas and temporary access to the public highway;*
- 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;*
- k. *Phasing Plan.”*

The following information, prepared by Conlon Construction, is submitted to discharge condition 10:

- Construction Traffic Management Plan;
- Construction Quality Control Plan;
- Health and Safety Policy;
- Environmental Policy;
- Pollution Prevention Method Statement;
- Certificate of Accreditation demonstrating compliance with the CHAS standards; and
- Certificate of SafeContractor Accreditation.

Condition 14

Condition 14 states:

“Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.”

A materials booklet, prepared by Conlon Construction, is submitted to discharge condition 14. The booklet confirms the materials that will be used on all external elevations and the roof of the store.

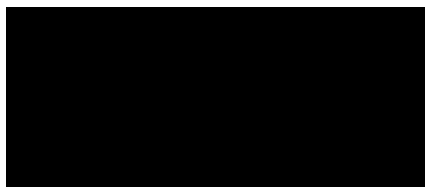
Conclusion

We trust that the submitted information is sufficient to enable the discharge of conditions **3, 6, 10** and **14**.

If you have any queries regarding the submission or require any additional information, please do not hesitate to contact us.



Yours faithfully,



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