

The Planning Bureau Limited

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Mr Tom Rea
Planning
North Herts Council

By Portal Submission

27th March 2025

SUBMISSION OF DETAILS FOR THE DISCHARGE OF CONDITIONS

APPLICATION REF: 24/00436/FP

APPLICATION DESCRIPTION: Erection of three storey building comprising 32no. Retirement Living Apartments and 1 no Class E commercial unit, with associated landscaping and parking following demolition of existing building.

At Morrisons, Baldock Street, Royston, Hertfordshire, SG8 5BA

CONDITION NUMBER: 14, 15, 16, and 19

Dear Tom,

I write regarding the application referenced above and seek for discharge of the conditions in relation to the planning permission. The application is provided with the relevant fee of £145, with supporting information as listed below.

This submission relates to matters required for discharge prior to demolition of the existing building.

Condition No.	Subject	Wording of Condition	Detail Submitted
14	Traffic Management Plan	No development (other than demolition) shall commence until a Construction Traffic 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 Traffic Management Plan shall include details of: - o Construction vehicle numbers, type, routing. - o Traffic management requirements. - o Construction and storage compounds (including areas designated for car parking); - o Siting and details of wheel washing facilities. - o Cleaning of site entrances, site tracks and the adjacent public highway. - o Timing of construction activities to avoid school pick up/drop off times. - o Provision of sufficient on-site parking prior to commencement of construction activities. - o Post construction cleanliness	Construction Management Plan
15	Site Waste Management Plan	No development (other than demolition) shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of	Construction Management Plan

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		waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type. The development shall be carried out in accordance with the approved SWMP.	
16	Archaeology	Prior to the commencement of construction works an Archaeological Written Scheme of Investigation shall have been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and: 1. The programme and methodology of site investigation and recording 2. The programme and methodology of site investigation and recording as required by the evaluation 3. The programme for post investigation assessment 4. Provision to be made for analysis of the site investigation and recording 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation 6. Provision to be made for archive deposition of the analysis and records of the site investigation 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation	Archaeology - Written Scheme of Investigation, RPS, November 2024
19	Phase 2 SI	No construction activity (other than demolition) approved by this permission shall take place until a further Phase 2 investigation report, as recommended by the previously submitted Crossfield Consulting Ltd report dated March 2023 (Ref: CCL03631.CR79), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.	Supplementary Ground Investigation, T&P – P0972/CS-2514
6	Surface Water Drainage	Prior to the commencement of construction work (excluding demolition and excavation) 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 (IDL/1177/DA/001 and date 08/11/2024, rev P03) and Drawings (LSE-2904-03-DE-200 Rev 4 and	LSE-2904-04-DE-200-RevP7 Drainage Layout LSE-2904-04-DE-210-RevP4 Drainage Details 1 LSE-2904-04-DE-211-RevP4 Drainage Details 2 LSE-2904-04-DE-212-RevP1 Drainage Details 3

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		date May 2023) 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 Authority.	
7	Surface Water Management	Construction (excluding demolition and excavation) shall not begin until 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.	Surface Water Management Plan, IDL/1177/DS/010

Yours sincerely



Richard Butler MRTPI
Senior Planning Associate, The Planning Bureau

