

For the attention of Alex Howard

North Herts District Council
Planning Department
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

28th January 2026

Dear Alex

**RE: Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2HB:
SUBMISSION OF DETAILS TO DISCHARGE CONDITIONS 6 OF PERMISSION 25/01196/FP**

On behalf of Letchworth Investment LLP ('the Applicant') please find enclosed an application to discharge condition 6 attached to Planning Permission 25/01196/FP ('the Planning Permission'. The Planning Permission approves:

“Erection of two buildings including three units for Flexible Use Classes including Eg (ii) (iii), B2, B8, including servicing, parking, access, landscaping”

The application was approved subject to conditions on 21 January 2026.

Condition 6 (Construction Environmental Management Plan – CEMP)

Condition 6 is worded as follows:

No development shall commence, save for demolition and site clearance to slab level, 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. 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.*

In support of the application we therefore submit:

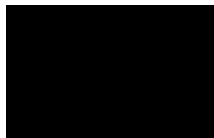
- Construction Environmental Management Plan (CEMP) prepared by MCS Group.

Summary

Overall, we consider that the enclosed document provides sufficient information to fully discharge Condition 6 attached to planning permission 25/01196/FP.

Should you have any questions please do not hesitate to contact me.

Yours sincerely,



Lyndon Gill
Senior Director