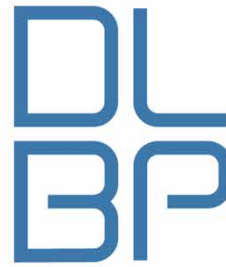


Sergei Zotin
Watford Borough Council
Town Hall
Hempstead Road
Watford
WD17 3EX



DLBP Ltd,
Pinnacle House,
23-26 St Dunstan's Hill,
London, EC3R 8HN, UK

T: +44 (0)20 3713 8500
E: contact@dlbp.uk
www.dlbp.uk

12 January 2024

Dear Sir / Madam

**APPLICATION TO DISCHARGE CONDITION 3 OF PLANNING
PERMISSION REF. 23/00765/ FUL AT LAND TO THE SOUTH OF 883 ST
ALBANS ROAD, WATFORD WD25 0NH**

On behalf of our client Leap24 UK, DLBP Ltd is pleased to submit the information required to discharge Condition 3 of planning permission reference 23/00765/FUL at the above site.

In addition to this cover letter, this application comprises:

- application form prepared by DLBP Ltd; and
- Construction Management Plan prepared by TSG .

Planning permission ref. 23/00765/FUL was granted by Watford Borough Council on 8 December 2023 for:

Construction of electric vehicle charging station including charging upstands and associated equipment, replacement boundary treatment, alterations to access, new landscaping and demolition of existing garages.

The applicant now seeks to provide the necessary details to discharge condition 3 of planning permission ref. 23/00765/FUL.

Condition 3

Condition 3 is a pre-commencement condition relating to details of construction management. The details required under Condition 3 and how they have been responded to are outlined in the table below and in the accompanying Construction Management Plan (CMP) prepared by TSG.

Condition 3 requirement	Response
a) Construction vehicle numbers, type, routing;	The types of construction vehicles are specified in the CMP and include LGV and HGV delivery vehicles.

	<p>All deliveries/haulers will approach the site Northbound on the A412 St Albans Road from the A41 'The Dome' roundabout. Egress from the site will be direct via St Albans Road.</p> <p>The peak number of trips per day is specified in the TFL Construction Logistics Plan tool in the CMP and will not exceed 5 vehicles per day.</p>
b) Access arrangements to the site;	<p>External fencing will be installed along the highway frontage to secure the site. The existing vehicle crossover will be used for access with the gates to remain closed between use. A single pedestrian access gate will give access to the site office and compound.</p>
c) Traffic management requirements;	<p>The proposed traffic management arrangement is outlined in the CMP and includes:</p> <ul style="list-style-type: none"> - the proposed route for all delivery vehicles, as discussed above; and - all HGV delivery vehicles will be reversed on to the site utilising Traffic Marshalls.
d) Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);	<p>The CMP includes site setup layout plans which illustrate where work vehicle parking, loading/unloading and office and storage areas will be located during the construction period. The plans demonstrate that these areas can be accommodated onsite.</p>
e) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;	<p>All deliveries will be to a pre-planned schedule and restricted between the hours of 9:30am and 3:00 pm.</p>
f) Provision of sufficient on-site parking prior to commencement of construction activities;	<p>Site parking for work vehicles and small LGV will be predominately onsite. Contractor personnel numbers are low for the construction of an EV hub, with below 5 personnel anticipated onsite for the majority of the construction period. As</p>

	such, essential work vehicles will be accommodated onsite. Off-site paid parking is available if required as well as active travel and public transport options, as specified in the CMP.
--	---

We trust that condition 3 can now be swiftly discharged. If Council has any questions regarding the application, please do not hesitate to contact me on 07917 953665, by email to elysekenny@dlbp.uk or by post to the above address.

I look forward to hearing from you.

Yours faithfully



ELYSE KENNY BCP(Hons)

Enc as listed.

DLBP Ltd is registered in England and Wales at 7a Pindock Mews, Little Venice, London, W9 2PY, number 7229435. VAT registration number 394 9000 800.