

Your ref: TJF/LJN/JB57797
Our ref: 07825 894062
DD: Tom.fussey@bidwells.co.uk
E: 05 February 2024
Date:

Planning and Development
Dacorum Borough Council
The Forum
Marlowes
Hemel Hempstead
HP1 1DN

Dear Sirs

DISCHARGE OF CONDITION IN RELATION TO PLANNING PERMISSION 23/00362/MFA AT HILL AND COLES FARM, LONDON ROAD, FLAMSTEAD, ST ALBANS, AL3 8HA

We write on behalf of the Applicant, Pearse and Sons, to discharge the pre-commencement conditions 2 and 3 attached to Planning Permission 23/00362/MFA, which was granted on 27th December 2023.

We enclose a copy of the decision notice with this application, but for ease of reference detail the conditions and the details submitted to discharge below.

Condition 2 – External Facing Materials

“No development (excluding demolition/ground investigations) shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the Council offices. Materials should be kept on site and arrangements made with the Planning Officer for inspection.”

We hereby submit supporting documentation which provides the details and photographic samples of the external facing materials to be used in the construction of the building, as requested within the condition. We believe this document contains sufficient detail to satisfy condition 2 of the planning permission.

Due to the significant cost of external materials, the Applicant will require Planning Officer approval prior to purchase, therefore physical inspection of materials on site will not be appropriate in this case. This application is accompanied by a full schedule of materials, however, if any further information is required, please do contact us.

Condition 3 – Construction Management Plan

“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/Statement shall include details of:

- a. Construction vehicle numbers, type, routing;*
- b. Access arrangements to the site;*

Bidwell House, Trumpington Road, Cambridge CB2 9LD
T: 01223 841841 E: info@bidwells.co.uk W: bidwells.co.uk

- 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; and*
- 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.”*

This application encloses a Construction Management Plan (CMP) prepared by PSC Surveying Limited which addresses each of the condition requirements, as requested.

We trust that the information provided is sufficient and look forward to receiving your positive discharge of the above conditions. If you have any questions in the meantime, please do not hesitate to contact me by email or telephone.

Yours faithfully



Tom Fussey BSc (Hons)
Graduate Rural Surveyor

Enclosures