

08 April 2024

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

**Our ref. 1133**  
**Planning Portal ref. PP-12930420**

Dear Sir/Madam,

**SUBMISSION OF DETAILS TO PART DISCHARGE CONDITION 3 AND FULLY DISCHARGE CONDITION 4  
OF PLANNING REF. 23/01993/ROC  
PENDLEY FARM, STATION ROAD, TRING, HERTFORDSHIRE, HP23 5QY**

We act on behalf of McCann Homes, the applicant, in relation to the submission of details pursuant to Condition 3 (Site Completion Report) and Condition 4 (Post Investigation Assessment) of planning permission 23/01993/ROC. This application seeks to fully discharge condition 4 but only part discharge condition 3 (the information submitted to discharge condition 3 relates only to plots 1-4). A subsequent application will be necessary to discharge condition 3 in relation to plot 5 and 6.

Planning permission 23/01993/ROC was granted on 1<sup>st</sup> March 2024 for:

*Variation of Condition 2 (plans) of planning permission 20/00136/FUL (Demolition of barn, indoor school and hay barn. Construction of 6 No. dwellings*

The planning permission was granted subject to a number of conditions. Conditions 3 and, to which this letter relates, require that:

Condition 3

*All remediation or protection measures identified in the Remediation Statement discharged under applications 22/02448/DRC and 22/03604/DRC shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be*

*submitted to and approved in writing by the local planning authority prior to the first occupation of any part of the development hereby permitted.*

*For the purposes of this condition a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.*

#### Condition 4

*Any development shall take place in accordance with the Written Scheme of Investigation as discharged under application 21/04421/DRC. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under application 21/04421/DRC and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.*

This application has been submitted online via the Planning Portal (ref. PP-12930420) and, in addition to this cover letter, comprises the following documents:

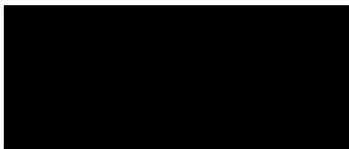
- Application form;
- Remediation Completion Statement Plots 1 – 4 (ref: L-22473-2.4.2-24-232-KRP) (Condition 3);  
and
- Post Investigation Assessment (ref:716/TPF/2.1) (Condition 4).

The requisite planning application fee of £145.00 has been paid by the applicant via the Planning Portal.

I look forward to receiving confirmation that this application has been validated.

Should you have any queries relating to the above, please do not hesitate to contact me.

Yours sincerely



**Rebecca Doull MRTPI**

Associate

Smith Jenkins Ltd