



URBANA  
TOWN PLANNING

## Discharge of Conditions

Discharge of Conditions Application in relation to  
19/00647/FPM



Prepared by: TB  
Submitted to: Stevenage Borough Council



## DEMOLITION OF EXISTING BUNGALOW AND REDEVELOPMENT OF ONE 3-STOREY BUILDING AND ONE 3.5-STOREY BUILDING WITH ACCOMODATION IN MANSARD ROOF TO PROVIDE 9 RESIDENTIAL DWELLINGS

7 The Forum Stevenage SG1 1ES

### 1.1 Introduction

1.2 This covering letter has been prepared by Urbana in order to discharge the following conditions which relate to planning consent PA/23/01380:

- **Condition 10 - Construction Management Plan**
- **Condition 15 - Screening and enclosure of plant and machinery**

1.3 The table below sets out and summarises the condition, including details of the relevant accompanying information also submitted.

1.4 We trust that this information is sufficient to discharge the conditions below. However, should you require any further information then please do not hesitate to contact me.

Condition	Description	Information Submitted to Discharge
10	<p>No development shall commence until a Construction Management Plan (or Construction Method Statement) 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:</p> <p>(i) Details of demolition and construction phasing programme;</p> <p>(ii) Access arrangements to the site;</p> <p>(iii) Traffic management requirements;</p> <p>(iv) Post construction restoration / reinstatement of the working areas and temporary access to the public highway;</p> <p>(v) 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 / footpath width for vehicle / pedestrian movement.</p> <p>(vi) Hours of operations including times of deliveries and removal of waste which should avoid school pick up/drop off times;</p> <p>(vii) Demolition and construction works between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays only.</p> <p>(viii) The site set-up and general arrangements for storing plant including cranes,</p>	<p>1. <i>Construction Management Plan - The Forum Stevenage Rev03(upd.)</i></p> <p>2. <i>Luffing Crane Proposals for BHS Stevenage Redevelopment (combined)</i></p>





	<p>materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;</p> <p>(ix) Access and protection arrangements around the site for pedestrians, cyclists and other road users;</p> <p>(x) Details of the provisions for temporary car parking during construction which shall be provided prior to the commencement of construction activities;</p> <p>(xi) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;</p> <p>(xii) Screening and hoarding;</p> <p>(xiii) End of day tidying procedures;</p> <p>(xiv) Construction and storage compounds (including areas designated for car parking);</p> <p>(xv) Siting and details of wheel washing facilities;</p> <p>(xvi) Cleaning of site entrances, site tracks and the adjacent public highway;</p> <p>(xvii) Control measures to manage noise and dust;</p> <p>(xviii) Disposal of surplus materials;</p> <p>(xix) Post construction restoration/reinstatement of the working areas and access to the public highway.</p> <p>(xx) Details of the access and highways works to accommodate construction traffic.</p> <p>(xxi) Details of consultation and complaint management with local businesses and neighbours.</p> <p>(xxii) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour;</p> <p>(xxiii) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures;</p> <p>(xxiv) Details of a Site Waste Management Plan (SWMP) detailing actual waste arising and how waste is managed (i.e. re-used, recycled or sent off site for treatment or disposal) and where it is sent to. Further updated should be provided throughout the life of the development at an interim of two months or sooner should the level of waste be considered significant by the developer.</p>	
15	<p>No development, including site clearance or demolition works, shall commence until a methodology for the screening or enclosure of plant and machinery to be used during the construction period shall be submitted to and approved by the Local Planning authority before works are commenced. The siting of plant and machinery shall be away from noise sensitive</p>	<p>1. <i>Construction Management Plan - The Forum Stevenage Rev03(upd.)</i></p> <p>2. <i>Luffing Crane Proposals for BHS</i></p>



	<b>areas wherever possible. Vehicles and machines in intermittent use shall be shut down in the intervening periods between works.</b>	<i>Stevenage Redevelopment (combined)</i>
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I trust the above and attached is all in order, but if you do have any queries, please do not hesitate to contact me.

Kind Regards,

**Tom Breislin**  
Urbanist

