

Adeyfield church

Discharge of pre- commencement planning conditions

Planning reference: 4/00518/13/MFA

To be read in conjunction with revised drawings:

1115 PL2-01D1 / 1115 PL2-02b / 1115 PL2-03B

Pre- commencement conditions:

Condition 2. Materials

Roof tiles: Marley Mendip Smooth Grey

Facing brick: Forterra- Kimbolton Red Multi (sample ordered but awaited)

Detail brick: Forterra- Burwell Buff

Tile hanging: Marley Concrete plain tile– old English dark red

(Samples dropped to the council offices 12/02/2016)

Drawings updated: 1115-PL2-02B

1115-PL2-03B

Condition 4. Landscaping proposals

Design drawings attached: DOCLP/AFCLGRHH/020A

Conditions 6- 9. Additional Highway details

We have held discussions with Dave Varney at highways and clarified the level of information required.

- 6. – further information required prior to sign-off; reference to Manual for Streets should be considered, as well as LTN 1/11 (shared space), plus consideration of a gateway feature
- 8. – this appears to be a direct copy of 6.
- 9. – a refuse vehicle tracking drawing will be required

Condition 6. We have further clarified this and the details on the drawings are sufficient with the exception of some more detail on the proposed gateway feature and showing a footpath link adjacent to the road- as detailed on the revised site layout ref: 1115-PL2-01rev.D and extracts in **appendix A**

Condition 8. We have sought to have removed under an earlier application.

Condition 9. We have included detail of the refuse turning on revised site layout ref: 1115-PL2-01rev.D and extracts in appendix A furthermore we contacted Ray Houldey Wastes Services Supervisor at dacorum Council and he responded as follows:

- 1. We would expect that each of the houses will have sufficient space to store 3 wheeled bins and a kerbside food caddy. They should also have somewhere to present them on their boundary for collection.*
- 2. The collection vehicle is a 26ton rigid freighter so consideration should be given to its size and manoeuvrability.*
- 3. Because the access to the development is close to the junction of St Albans Road it would be better that we could drive in and that there was sufficient turning space rather than reversing off Leverstock Green Road by the busy junction.*

In answer to point 1 the bins positions are clearly marked on the site layout and clarified by the Key / legend- a number of properties have boundaries that adjoin the estate road so bins can be placed to the front of these properties on collection day. The remainder will be as indicated within a reasonable distance of the road which will be convenient for the householder , collection and cause the minimum of nuisance for the neighbouring properties.

Points 2 and 3 are addressed as our proposals there has been a slight adjustment to the turning head geometry to show the vehicle tracking for a refuse vehicle clarifying that it will be able to turn within the site.

Subsequent correspondence (09/02/2016) has confirmed the Bin locations as satisfactory as proposed.

Condition 11. Remediation and site investigation

Detailed investigation results attached ref: **UK16.2121**

: summary

This report presents the findings of a combined Phase I Desk Study and Phase II Intrusive Investigation undertaken to determine ground conditions, establish if the site is suitable for its proposed end use and assess whether there are any environmental risks associated with the site as well as provide a geotechnical appraisal to inform foundation design. Pertinent findings and conclusions may be summarised as follows:

- *The Phase I Desk Study established that the site has formerly remained undeveloped up until the construction of the Adeyfield Church structure in the mid-20th Century. It is proposed to redevelop the land for residential use.*
 - *The site is not located in an environmentally sensitive location, with the Lambeth Group geology beneath classified by the Environment Agency as a Secondary Aquifer for groundwater resource.*
 - *The Phase II Intrusive Investigation comprised the drilling of six boreholes which found ground conditions to consist of a surface layer of sandy clayey Made Ground/Topsoil to a maximum 0.75m underlain by firm and stiff sandy gravelly clays of the Lambeth Group. Chalk was encountered at one location beneath the clay at a depth of 2.35m.*
 - *Laboratory testing of the shallow soils found no contaminants in concentrations that could pose a potential long term risk to the health of site users or the surrounding environment. Some further sampling of shallow soils is recommended beneath the current buildings, once they have been removed from site, to confirm this.*
 - *Precautionary recommendations have also been made for health and safety measures for site construction workers along with the reporting of any unexpected contamination. It is also recommended that a copy of this report is forwarded to Dacorum Borough Council to support the current planning application.*
- Condition 12. Contamination Remediation**

We have sought to have this condition varied under an earlier application- to be only relevant if contamination is found.

Condition 13. Archaeology

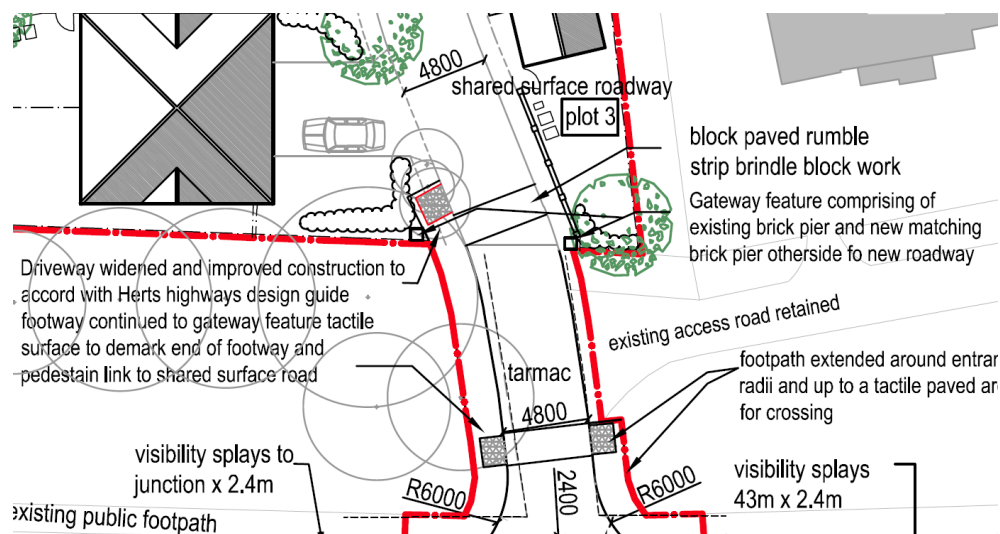
We have sought to have this condition varied so that it is not pre- commencement.

Appendix A.

(discharge of planning conditions 4/00518/13/MFA)

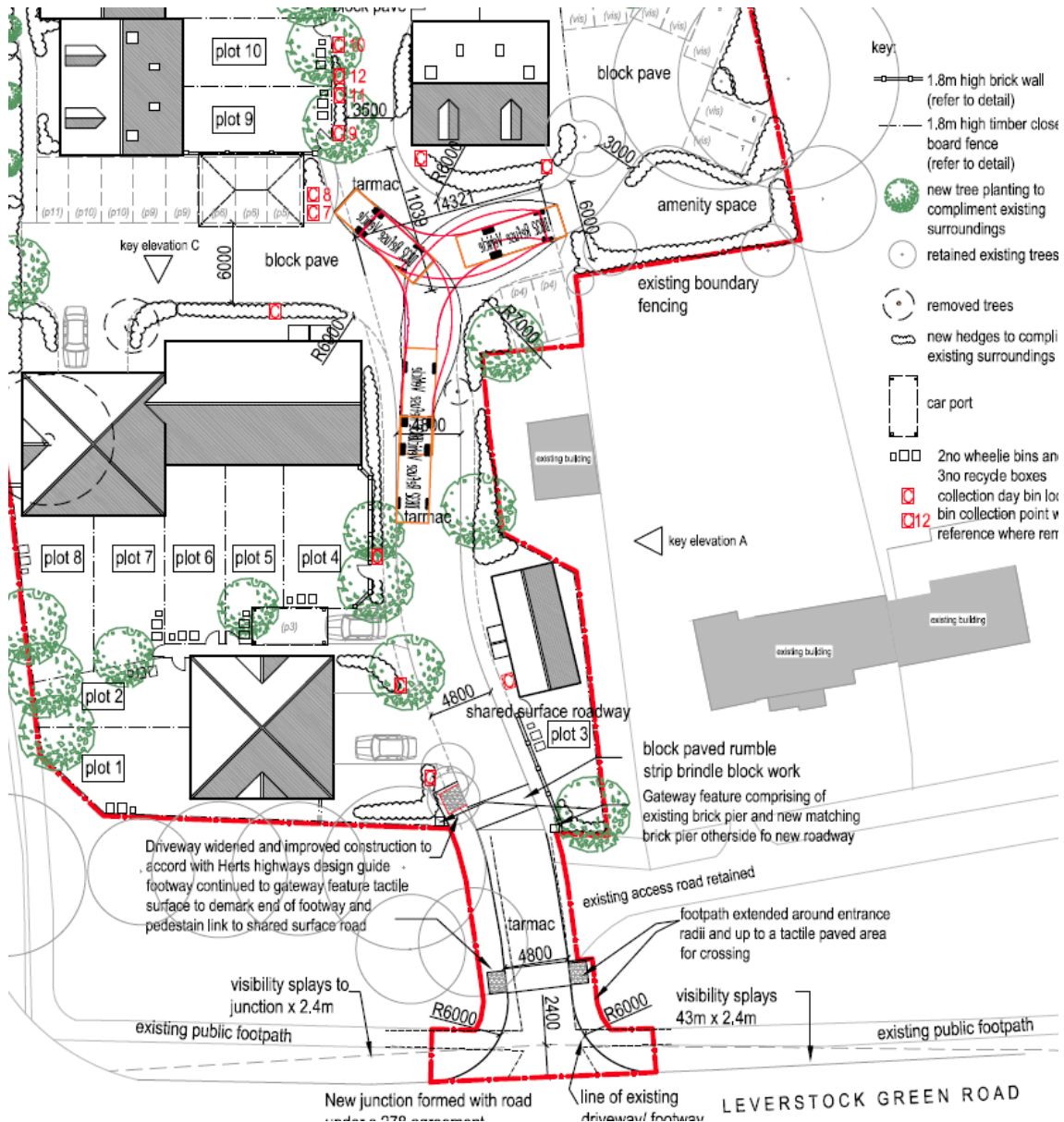
Highway details in response to condition 6 and 9

Existing 'gateway feature' (Left pier to be moved and rebuilt outside of new roadway construction)



The new roadway construction will be to Roads in Hertfordshire design guide- details of a shared surface road It will have a bituminous surface layer-

block paved areas will be constructed as the specification for minor access road table 4.1.1.1 the width as indicated on the site layout and extract - laid to falls and drained with appropriate formation, sub base and base materials in accordance with Roads in Hertfordshire design guide.



The internal estate road has a turning head dimensioned as indicated and is suitably sized to enable a refuse vehicle to turn as shown on the site layout and extract. In relation to the template- red lines represent the wheel tracking and the black lines the bodywork overhang of the vehicle.

Verges and crossovers will be in accordance with Roads in Hertfordshire design guide

The current driveway access will be improved with a formal radius junction as per the site layout details and extract.

A new footpath connection 1.8m wide will connect from the existing footway along the new road up to the site (see extract and site layout) Crossing points will be design with tactile paving and the whole offsite works will be undertaken in accordance with the specifications of the Roads in Hertfordshire design guide. A formal s.278 agreement will be entered into for works in the highway.

