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F.A.O Mr. L. Moore
Planning Department
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Hertfordshire WD3 1RL

10 February 2011

Dear Mr Moore,

APPLICATION TO DISCHARGE CONDITIONS 6, 7, 11, 16, 22, AND 25 OF PLANNING CONSENT LPA REF: 10/0329/FUL FOR PROPOSED REDEVELOPMENT OF SITE TO PROVIDE RETAIL USE AT GROUND FLOOR LEVEL AND 4 RESIDENTIAL FLATS ON FIRST FLOOR AT HAPPY MAN FORMER PUBLIC HOUSE, BERRY LANE, RICKMANSWORTH

I write on behalf of our client, Tesco Stores Limited, with regard to the above site.

Further to the grant of planning consent LPA Ref: 10/0349/FUL and your letter dated 23 December 2010, we provide revised and additional details for you to discharge Conditions 6, 7, 11, 16, 22, and 25. I have submitted the relevant information to successfully discharge the conditions on the planning portals website.

Condition 6 - Details of Altered Access

Please find enclosed drawing 0711-43 101 GA Rev A - Site Access Proposals. The construction details have been submitted to the Highway Authority for approval who are well advanced in agreeing them and completing the S278 Agreement very shortly.

Condition 7 - Disposal of surface water

Please find enclosed revised drawing No. 100804_PSK001 showing permeable paving within the proposed car parking. The use of a lined permeable paving system would fully satisfy the Environment Agency (i.e. use of sustainable drainage systems).

The use of a permeable parking system at the site would also remove the requirement for the car parking to go through an interceptor as hydrocarbon treatment is undertaken within the porous paving makeup.

This is widely accepted and even championed by the Environment Agency.

Condition 11 - Method of Washing of Vehicle Wheels

Before vehicles leave the site they will be inspected with cleaning carried out as appropriate in a dedicated area of the site with the use of Powered jet wash equipment. This will take place over a hard standing area which has a drain outlet connected to a Petrol Interceptor, which will allow clean water to enter the public sewers. Please find attached drawing No. 100804_PSK002_RevA showing the temporary and permanent arrangements for the proposed below ground downstream defender. A trade effluent and S106 application with relevant technical information has been submitted to Thames Water by Pinnacle for approval.

Condition 16 - Boundary Treatment

Please find enclosed revised drawing 3291 - (P) 1501H - Proposed Site Plan, drawing 3291 (C)513A - Service Yard and Boundary Fence detail; drawing 3291 (C)520 - Plant Yard Enclosure Details; and 3291 (C)540 - Boundary and retaining walls details. The revised drawings clarify the height of the boundary treatment.

Condition 22 - Construction Management Plan

I attach the following documents previously submitted:

- i) a method statement for the demolition works;
- ii) a construction management plan;
- iii) site set-up, traffic management and construction phasing plans; and
- iv) drawing G6717/1 from Laser Survey, which provides details and depth of the underground services routes as requested as part of the condition.

For ease of reference I also detail below the details as requested in the condition:

- Details of timetable of works;
Demolition works to start immediately; construction works to start once pre-commencement conditions have been discharged.
- Areas for parking and storage and delivery of materials associated with the construction of this development;
A site set-up plan is attached to this letter, which provides details.
- Parking of vehicles for contractors and employees;
A site set-up plan is attached to this letter, which provides details. All vehicles will be parked on-site.
- Removal of material from the site;
Recycle the demolition material by crushing the brick and concrete and using it as hardcore, to be retained on site.
- Importation and storage of building materials on the site;
Materials will be stored in containers or neatly in spaces allocated on the site plan.
- Details of construction vehicle movements and construction access arrangements;

Refer to attached site traffic management plan.

- Details of depths of underground service routes;
Refer to attached radar survey.
- Methods of excavation and construction methods;
Traditional strip and pad foundations will be used.
- Method of washing of vehicle wheels exiting the site.
Refer to information submitted with regard to the discharge of Condition 11 above.

In addition, highways requested the following information subsequent to the previously submitted information.

1. The applicant should provide details of the maximum number of workers to be on the site at any time and demonstrate that the parking provided will be adequate. If the on site parking is inadequate details are required of where overflow parking will be located and how will workers be brought to site.

Response: To begin with there will be 10 allocated site car parking spaces for workers on the existing site hard surfaces (refer to site set-up plan) this will be increased to 15 spaces (refer to construction phasing plan 1), we anticipate that the maximum labour force at its peak will be in the region of 15-20 persons. The car parking provided on site will be adequate for this number of people.

2. The traffic management plan has arrows showing traffic routes and it appears vehicles will enter and leave the site in either direction. It also appears the delivery vehicles cannot turn within the site. Details of size of delivery vehicles, how many per day are expected and how (including turning diagrams) they will enter and leave the site are required.

Response: The size of the lorries delivering to the site will be no larger than 10.35 metres and will reverse onto the site safely with a banksman and leave in a forward gear. There are likely to be approximately up to 5 deliveries a day.

3. Details of what route vehicles will use to reach the site and the route signage are required.

Response: We will use the existing Bus Route as a means of Access & Egress from site by all construction Vehicles (Refer to Road map plan attached). This will be circulated in advance to all our Construction Team and Suppliers. Vinci Construction will install delivery arrows along this route as agreed with the Highways Authority.

4. Before commencing the development the applicant shall contact the South West Highways Area Office, Shire House, Bridle Path, Watford, WD17 1AL to obtain a condition survey of any adjacent highways which may be affected by construction vehicles together with an agreement with the Highway Authority that the developer will bear all costs in reinstating any damage to the highway.

Response: A meeting was arranged with the highways officer and this is part of the highway works.

In addition, one of the outstanding issue was signage denoting the route for deliveries to and from site. In response, I attach a drawing indicating the type of sign that we propose to use and positions where we plan to place them along the designated transport route. It is assumed that these can be fitted to the existing lamp columns along the route. We also confirm that all Contractors and Suppliers associated with this site will be issued with the route prior to them coming to site.

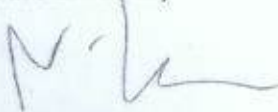
Condition 25 - Servicing Management Plan

Please find enclosed the servicing management plan prepared by Transport Planning Associates. Stewart Liddle at Herts Highways has confirmed only the construction management plan requires the delivery route signage details.

The fee for the application in the amount of £85.00 to cover the planning fee has been paid via the planning portal. The relevant planning form has been submitted via planning portal.

I trust that you have all the information you require to register the application. If you have any queries please do not hesitate to contact me at this office. I look forward to receiving confirmation of the registration of the application.

Yours sincerely



Nick Lawrence
Associate Director

Enc.

CSE DD

THREE RIVERS DISTRICT COUNCIL
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11 FEB 2011
PLANNING DEPT.

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

*8/4/2011
11/0023/015.*

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	THE HAPPY MAN		
Street address:	BERRY LANE		
Town/City:	RICKMANSWORTH		
County:	HERTFORDSHIRE		
Postcode:	WD3 7HR		

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	504519
Northing:	194628

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Redevelopment of site to provide a Class A1 (retail) unit at ground floor level as a convenience goods store with 4no. 2 bedroom residential flats at first floor level with associated access, parking and landscaping.

Application reference number: Date of decision:

Please state the condition number(s) to which this application relates:

Condition number(s):

Has the development already started? Yes No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? Yes No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date