



Sent: 25 July 2013 11:09
To: Planning
Subject: Planning application S6/2013/1232/MA - Eisai Europe Limited European Knowledge Centre

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 1995)

District ref: S6/2013/1232/MA
HCC ref: WH/227/2013
HCC received: 15/07/2013
Area manager: James Dale
Case officer: Lindsey Lucas

Location

Eisai Europe Limited European Knowledge Centre
Mosquito Way
Hatfield
AL10 9AX

Application type

Full application

Proposal

Erection of two storey extension to provide 3000sqm of office accommodation (use class B1)TBA

Decision

Notice is given under article 16 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. Two months prior to the first occupation of the development the applicant shall update the current "Green Travel Plan" to reflect the changes in staffing level and parking provision with the object of reducing the staff and visitors travelling to the development by private car which shall be first submitted to and approved by the Planning/Highway authorities. The Travel Plan shall be implemented and maintained to current Hertfordshire County Council's criteria, in full throughout the life of the development.

Reason: To promote sustainable transport measures to the development in accordance with NPPF and in accordance with the site wide S106 Agreement

Informatives I recommend inclusion of the following advisory note to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1 Road deposits. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Reason. To minimise the impact of construction vehicles and to improve the amenity of the local area.

COMMENTS:

The proposal is for the construction of a two storey extension to provide 3000sqm of office accommodation (use class B1). The site is located within the Hatfield Business Park which benefits from outline permission

for further development beyond that already built. The highways and transport infrastructure have been completed and were designed to accommodate a particular level of development based on a mix of use classes. The remaining floor area including that for this site is described in terms of units of development (UD). This proposal will make use of a quantity of the remaining 27,218 sqm of B1a/b floor space and therefore the traffic associated with proposal can be accommodated on the highway network.

The Design and Access Statement notes that the original consent for Eisai included for 618 car parking spaces and to date only 518 have been marked out on site and that as they consider there is existing spare capacity there are no proposals to increase the level of parking over that already permitted. WHBC as parking authority will determine whether this approach is acceptable. For the Highway Authority the concern would be if overspill parking started to occur and impacted on the highway network in the area. Therefore it would be appropriate for Eisai to reconsider their Travel Plan and ensure that it is up to date and reflects the proposed increases in the development.

Lindsey Lucas

Date 25/07/2013

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