



# WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE  
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – APPROVAL

S6/2006/1392/DE

RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION REF.  
S6/1999/1064/OP FOR THE ERECTION OF A BUILDING TO PROVIDE A TOTAL  
OF 9,241 SQM OF ACCOMMODATION FOR PURPOSES WITHIN USE CLASS  
B1 (BUSINESS), TOGETHER WITH ASSOCIATED CAR PARKING, ACCESS  
AND LANDSCAPING.

at: PLOT 1700, (LAND OFF MOSQUITO WAY), HATFIELD BUSINESS PARK  
HATFIELD

### Agent Name And Address

SCOTT BROWNRIGG  
ST. CATHERINE'S COURT,  
46-48 PORTSMOUTH ROAD,  
GUILDFORD,  
SURREY  
GU2 4DU

### Applicant Name And Address

ARLINGTON PROPERTY DEVELOPMENT  
ARLINGTON BUSINESS PARK,  
THEALE,  
READING  
RG7 4SA

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby give **APPROVAL** to the siting, design, external appearance and landscaping of, and means of access to the development which were reserved for subsequent approval in the outline planning permission at the above mentioned location in accordance with the drawings submitted by you with your application received on 17/10/2006.

1. Before first occupation of the approved development, details of all access arrangements serving the development including controlled access into operational bays shall be submitted and approved in writing by the Local Planning Authority in accordance with Local Highway Authority specifications. The approved details shall be implemented in full prior to the occupation of the development and retained thereafter.

### REASON

To ensure that the access is constructed to the current Highway Authority's specification as required by the Local Planning Authority and to comply with those policies of the development plan.

2. Prior to the commencement of development, details of the provision of appropriate vehicle cleaning facilities shall be submitted and approved in writing by the Local Planning Authority. Best practical means shall then be taken to ensure that all vehicles leaving the development site are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway in accordance with the approved details.

## Continuation...

### REASON

To minimise the impact of construction vehicles and to improve the amenity of the local area.

3. Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators, or plant or equipment of a like kind installed within the site, shall be submitted to and approved by the Local Planning Authority before installation.

### REASON

To safeguard the amenities of the occupiers of neighbouring premises.

4. Noise resulting from the use of the plant, machinery or equipment shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured according to BS4142:1997, at a point one metre external to the nearest residential building.

### REASON

To safeguard the amenities of the occupiers of neighbouring premises.

5. Deliveries by commercial vehicles shall only be made to or from the site between 0800 hours and 2000 hours Monday – Friday/Saturday, and at no time on Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

### REASON

To safeguard the amenities of the occupiers of neighbouring premises.

### REASONS FOR APPROVAL

The proposal has been considered against development plan policies Welwyn Hatfield District Plan 2005 HATAER1, HATAER2, EMP1, EMP2, EMP13, D1, D8, SD1 & Hatfield Aerodrome Supplementary Planning Guidance (1999) Section 14, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

### INFORMATIVE

All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site and the use of such areas must not interfere with the use of the public highway.

**Continuation...**

APPROVED PLAN NUMBER(S): TP-01 & TP-02 & TP-04 & TP-05 & TP-06 & TP-07 & TP-08 & TP-09 & TP-10 & TP-11 & all received and dated 17-10-2006 & TP-03 A & TP-12 A & TP-13 A & 829-003D all received and dated 21-12-2006

Date: **21/12/2006**

A handwritten signature in black ink, appearing to read 'Chris Conway', with a stylized flourish at the end.

Chris Conway  
Chief Planning and Environmental Health Officer