

Jill Riley

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From: alan.story@hertfordshire.gov.uk
Sent: 27 July 2015 16:30
To: Planning
Subject: Planning application S6/2015/1021/FP - Unit 26, hearle Way

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

District ref: S6/2015/1021/FP
HCC ref: WH/189/2015
HCC received: 21/07/2015
Area manager: James Dale
Case officer: Alan Story

Location

Unit 26, hearle Way
Hatfield
AL10 9EW

Application type

Full application

Proposal

Installation of mezzanine floor and windows to first floor

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

Development proposals represent the creation of a further 250m² of floor area (B1 light industrial use) through the creation of a mezzanine level. The application form, section 22 describes that no manufacturing or additional activities shall arise as a direct result, however it is necessary to consider that the occupier of the site might change irrespective that the use class remains the same. It is therefore reasonable to consider the potential additional trip attraction arising from the increased floor area, which rises from existing 324m² to 574m² (an increase of 77%)

The increase in floor area is significantly beneath the threshold above which a Transport Statement / assessment would be a requirement of the highway authority. A review of TRICS would suggest that this increased floor area may give rise to potentially 3 additional vehicle trips each in the AM and PM peaks, and would be negligible within the local highway network flows.

The LPA shall be responsible for determining whether the increased floor area shall require, through application of the Local SPG for Parking Standards, additional car parking to be provided. I do not consider that the proposed mezzanine floor will have a significant impact on servicing arrangements at the site.

HCC present no objections to the proposal, nor any requirement to control or restrict any consent.

Alan Story

Date 27/07/2015

****Disclaimer****