

**Chris Carter
Assistant Director (Planning)**

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Jackie Ford
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24 November 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Miss Ford,

Application Reference: 6/2022/2220/COND

Proposed development at: Stadium Service Station Stanborough Road Welwyn
Garden City AL8 6XA

Proposal: Submission of details pursuant to conditions 1 (Construction Management Plan), 2 (Detailed surface Water Drainage Scheme), 5 (Arboricultural Method Statement), 11 (Noise Impact Assessment) and 17 (Surface Water Strategy Report) on planning permission 6/2021/2260/FULL

Thank you for your application requesting approval of the above details reserved by condition.

Condition 1 (Construction Management Plan)

Condition 1 of planning permission 6/2021/2260/FULL states:

"No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan / Statement shall include details of:

- a. Construction vehicle numbers, type, routing;*
- b. Access arrangements to the site;*
- c. Traffic management requirements*
- d. Construction and storage compounds (including areas designated for car parking,*

- loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
 - f. Cleaning of site entrances, site tracks and the adjacent public highway;
 - g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
 - h. Provision of sufficient on-site parking prior to commencement of construction activities;
 - i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
 - j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;
 - k. Phasing Plan.”

Submitted with this application is a Construction Environment Management Plan (dated August 2022) and Construction Logistics Plan (dated May 2022) demonstrating the logistics, operation hours and management of vehicles and works within the site. Following a consultation with the Highways Authority, I can confirm that sufficient information has been submitted pursuant to the requirements of condition 1. Please note that the approved documents shall be adhered to throughout the construction period to satisfy condition 1.

Condition 2 (Detailed surface Water Drainage Scheme)

Condition 2 of planning permission 6/2021/2260/FULL states:

“No development shall take place until a detailed surface water drainage scheme for the site based on the principles of the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- 1. An assessment with an appropriate evidence to discharge surface water runoff from the development site into an existing into a public surface water sewer.*
- 2. Final, detailed drainage layout plan showing all piped networks and SuDS features, identified invert levels, as well as a final discharge point into an existing ordinary watercourse or a public sewer. Should be updated in line with a final red line boundary of the development site.*
- 3. Final network modelling based on an appropriate discharge mechanism for all rainfall events up to and including the 1 in 100 year rainfall including 40% for climate change allowance. As the final discharge rate 5 l/s should be considered. If a higher rate will be proposed, a strong technical justification will have to be provided.*
- 4. Detailed engineered drawings of the proposed SuDS (permeable paving, swales, pond) and drainage features including cross and long section drawings, size, volume, depth and any inlet and outlet features details including any connecting pipe runs.*

5. Details regarding any areas of informal flooding to be shown on a plan with estimated extent areas, flooding volumes and depths based on the proposed layout and topography of the site.

6. An assessment of any surface water runoff flows exceeding the designed 1 in 100 year event including 40% for climate change allowance.

7. Maintenance and management plan to include the final land ownership plan, arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.”

The Lead Local Flood Authority has assessed the application in respect to condition 2 and it is confirmed in writing that the submitted information is satisfactory in respect of the requirements of the condition. Please note the development must be implemented in accordance with the approved details to comply with the condition.

Condition 5 (Arboricultural Method Statement)

Condition 5 of planning permission 6/2021/2260/FULL states:

“Prior to commencement of the development an Arboricultural Method Statement must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method statement must include:

- a) A plan showing the areas of trees, or parts of trees growing from adjacent sites, to be protected and fencing in accordance with the relevant British Standard (BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) and to identify areas where no chemical or materials or equipment shall be stored, mixed or prepared, no fires or site washings, within the root protection area of the tree or under the canopy spread whichever is the greater;*
- b) Details of any proposed alterations to existing ground levels and details of any proposed excavation within the proximity of the root protection area of any retained tree, including trees growing from adjacent sites, or within a distance from any retained tree equivalent to half the height of that tree; and*
- c) Specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.*

The approved Arboricultural method statement must thereafter be adhered to from start to completion of the development.”

The Landscape Officer has reviewed the submitted Arboricultural Method Statement by Squires Young Landscape Architecture dated July 2022 and it was considered that the details supplied is appropriate and sufficient to discharge condition 5. Please note the development must not be carried out other than in accordance with the approved details.

Condition 11 (Noise Impact Assessment)

Condition 11 of planning permission 6/2021/2260/FULL states:

“Prior to above ground works, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to mitigate the noise from new plant and equipment. The impact of new plant and equipment should be assessed in accordance with BS4142:2014. When noise sources show signs of tonality we require noise levels to be 10dB below background noise level at the nearest receptor location. In instances where the noise source presents no tonality we require the noise level to be 5dB below the background noise level at the nearest receptor location.”

The submitted Noise Impact Assessment by JMS Planning & Design dated August 2022 and follow up letter dated 15th November from Venta Acoustics is considered acceptable by the Council’s Public Health and Protection Officer pursuant to the above requirements of condition 11.

Condition 17 (Surface Water Strategy Report)

Condition 17 of planning permission 6/2021/2260/FULL states:

“No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.”

The submitted Surface Water Strategy Report Rev D (dated July 2022) has been assessed by the Lead Local Flood Authority who have confirmed the information is acceptable pursuant to condition 17. Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of condition 17. Please note that in order to fully comply with the condition, the development must be carried out in accordance with the approved details before the development is completed.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at r.lee@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,



Mr Raymond Lee
Senior Development Management Officer