

To: Mr R Moxon
Arlington Business Park GP Ltd
Arlington House
Theale
RG7 4SA

Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1300 daily.

**Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Approval of Permission for Development**

To: Mr Moxon

Application No: S6/2015/1061/MA

Date of Approval: 6 January 2016

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 3 years from the date hereof to: -

Development: Erection of a private healthcare facility (use Class C2), to include car/cycle parking, boundary treatment, landscaping, lighting and access

At Location: Plot 6000, Hatfield Business Park, Hatfield, AL10 9UA

Applicant: Mr E Crewdson, The One Healthcare Group Ltd

Application Date: 27 May 2015

In accordance with the accompanying plans and particulars, subject to the conditions listed below: -

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

1005 PL 201 revision C & 1005 PL 202 revision C & 10-05- PL 302 revision A & 10-05- PL 303 revision B & 10-05- PL 304 revision A & 10-05- PL 302 revision A & 10-05-305 revision B & 10-05- PL 306 revision A & 10-05- PL 307 revision A & 1005 PL 400 revision A & 1005 PL 401 revision A & 1005 PL 402 revision A received and dated 10 June 2015 & 1005 PL 500 revision B & 1005 PL 501 revision C received and dated 19 June 2015 & 1005 PL 100 revision B & 1005 PL 200 revision B received and dated 9 July 2015.

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in

writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

- a) Original levels and proposed finished levels [earthworks to be carried out]
- b) Proposed means of enclosure and boundary treatments to all areas of the site
- c) Car parking layout and markings
- d) Hard surfacing, other hard landscape features and materials
- e) Planting plans, including specifications of species, sizes which shall also include specification of height of trees between the development and Manor Road to provide screening, planting centres, number and percentage mix and details of seeding or turfing
- f) Details of siting and timing of all construction activities to avoid harm to all nature conservation features

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

4. Prior to the commencement of the development a Construction Management Plan must be submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development must only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan must include details of:
 - a) Construction vehicle numbers, type, routing;
 - b) Traffic management requirements;
 - c) Construction and storage compounds (including areas designated for car parking);
 - d) Siting and details of wheel washing facilities;
 - e) Cleaning of site entrances, site tracks and the adjacent public highway;
 - f) Provision of sufficient on site parking prior to commencement of construction activities;
 - g) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

REASON: To ensure satisfactory provision to protect the residential amenity of adjoining occupiers and highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

5. Prior to the commencement of the development a plan demonstrating that sufficient space shall be provided within the site to enable a standard size family car / HGV / Light goods vehicle / delivery vehicle to park, turn and re-enter the highway in a forward gear must be submitted to and approved in writing by the Local Planning Authority. The development must not be carried out other than in accordance with the approved scheme.

REASON: In the interests of satisfactory development and highway safety in accordance with Policy D1 and M14 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

6. No development shall commence until a scheme for the provision of secure cycle parking (including powered two wheel vehicle parking where applicable) on site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

REASON: In order to ensure that there is adequate provision for secure cycle and powered two wheeler accommodation within the application site, encouraging alternative modes of transport in accordance Policies M6 and M8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

7. Prior to the commencement of the development details relating to noise from plant and equipment to be installed at the premises with evidence in the form of an acoustic report showing that noise emissions from plant and equipment will be 10dB (LAeq) below the background noise level (LA90) at the nearest residential property (using the methodology outlined within BS4142:2014) must be submitted to and approved in writing by the Local Planning Authority. The development must not be carried out other than in accordance with the approved scheme.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R19 and D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

8. Prior to the commencement of the development a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, must be submitted to and approved by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The development must not be carried out other than in accordance with the approved scheme. The drainage scheme must include:

- a) Details of how the scheme will be maintained and managed after completion
- b) Details of the final proposed drainage scheme providing a drainage plan showing the location of any proposed Sustainable Drainage Systems, pipe runs and any areas of proposed informal flooding.
- c) Infiltration tests in accordance with BRE Digest 365 to confirm the proposed method of surface water discharge
- d) Detailed engineered drawings of the proposed Sustainable Drainage Systems

REASON: To reduce the risk and impact of flooding by ensuring the satisfactory storage and disposal of surface water from the site and to ensure surface water can be managed in a sustainable manner in accordance with Policy R7 and R10 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

9. Prior to the commencement of the development a reptile survey of the site must be undertaken by a suitably qualified person and the results submitted to and approved in writing by the Local Planning Authority. If reptiles are found then a detailed mitigation plan should be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must not be carried out other than in accordance with the approved mitigation plan.

REASON: To protect the biodiversity value of the site in accordance with in accordance with Policy R11 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

10. No development shall take place until a written scheme of investigation (WSI) has been submitted to and approved in writing by the Local Planning. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which must include the statement of significance and research objectives; and:

- a) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

- b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of

investigation in accordance with Policy R29 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

11. The development hereby permitted must not be carried out other than in accordance with the submitted Flood Risk Assessment by EPG consultants reference EPG-8219- FRA-01 Rev 1.1 dated June 2015 and the following mitigation measures detailed within the Flood Risk Assessment:

a) Limiting the surface water run-off generated by the critical storm event so that it will not exceed the run-off from the undeveloped site and provide a pre-development greenfield run-off rate of 2l/s/ha

b) Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 181m³ as outlined within the Flood Risk Assessment.

c) Implementing appropriate Sustainable Drainage Systems as shown on drawing EPG/8219/SD/01 Rev P2 date 21 May 2015

REASON: To reduce the risk and impact of flooding by ensuring the satisfactory storage and disposal of surface water from the site and to ensure surface water can be managed in a sustainable manner in accordance with Policy R7 and R10 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

12. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must not be carried out other than in accordance with the approved remediation scheme.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and

others offsite in accordance with Policy R2 and R7 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

13. No loading, unloading, deliveries or collections shall take place other than between the hours of 7am and 7pm Monday to Saturday and 10am to 7pm on Sundays.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

14. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of xx years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

15. No part of the development hereby approved shall be occupied until a Green Travel Plan which meets the targets within the Business Park Master Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Green Travel Plan shall be implemented before first occupation of development proposal and shall thereafter be maintained in perpetuity. The Green Travel Plan shall provide for/include the following:

- a) The contact details of the travel plan co-ordinator for the commercial use;
- b) The collection and recording of baseline data on travel patterns;
- c) Finalised details of the mechanism for monitoring the identified targets;
- d) Finalised details of the means by which the travel plan shall be reviewed and the corrective steps to be employed in the event that identified targets are not met five years post full build out and occupation of the development.

Monitoring shall be carried out in accordance with the approved details and the results of the monitoring shall be submitted to the Local Planning Authority within one month of the end of each monitoring period. Where targets are not achieved the travel plan co-ordinator will be notified in writing by the Local Planning Authority and the Green Travel Plan shall then be reviewed and updated and submitted to the Local Planning Authority for approval within one month of receipt of the Local Planning Authority's notification. The Green Travel Plan shall be implemented within one month of the date of the Local Planning Authority's Approval.

REASON: To promote sustainable transport measures to the site in accordance with the S106 Agreement and Policy R3 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

16. No part of the development hereby approved shall be occupied until the car park, pedestrian footways, cycleways, servicing / loading / unloading and turning areas have been laid out, surfaced, demarcated and drained in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that adequate vehicular and pedestrian access is provided prior to occupation in the interests of highway safety and in accordance with Policy M5, M6 and M14 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

17. No part of the development hereby approved shall be occupied until details relating to odour control for the kitchen exhaust system have been submitted to and approved in writing by the Local Planning Authority. The development must not be occupied other than in accordance with the approved details.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

18. Before the development hereby approved is brought into use, a manned measured noise survey must be carried out and a report of the findings submitted to and approved in writing by the Local Planning Authority. The noise survey must include reference to measured background noise level at monitoring locations agreed by the Local Planning Authority. The noise emitted must be measured at 1.0m from the facade of the nearest residential premises or at 1.2m above any adjacent residential garden to demonstrate that the noise emitted by the combined operation of all external building services plant hereby permitted does not exceed 10db below background noise level at any time when the plant is operating. Measurement parameters must include the LA90, LAeq, LA Max and frequency analysis.

Should the plant fail to comply with this condition at any time, it shall be switched off and not used again until it is able to comply. The use of the building must not commence or re-commence until a fully detailed noise survey and report has been submitted to and approved in writing by the Local Planning Authority and approved mitigation measures such as acoustic screening or silencers have been implemented. The plant shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained at all times. Should the plant and equipment fail to comply with this condition at any time, it shall be switched off and not used again until it is able to comply.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R19 and D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

19. No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority (Hatfield ONE Healthcare - External Lighting dated 17.08.2015). Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered, other than for routine maintenance which does not change its details/specification.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R20 and D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

20. No waste including clinical waste shall be burnt anywhere on the site.

REASON: In the interests of the amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

21. No pedestrian access shall be provided between the site and Manor Road.

REASON: In the interests of the amenity of adjoining occupiers in order to reduce the risk of visitors and workers to the site parking on the adjoining highways risking highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

REASON FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informative(s)

1. The development will involve the numbering of properties and naming new streets. The applicant **MUST** contact Welwyn Hatfield Borough Council, Transportation (Cathy Wilkins 01707 357558 before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.

2. Biodiversity enhancements should be considered and could be in form of bat and bird boxes in trees, integrated bat roost units (bricks and tubes) in buildings, refuge habitats (e.g. log piles, hibernacula) for reptiles at the site boundaries, green roofs, wildflower / wetland / pond areas, etc. These should be considered at an early stage to avoid potential conflict with any external lighting plans. Advice on type and location of habitat structures should be sought from an ecologist.
3. It is an offence to take or disturb the breeding or resting location of protected species and precautionary measures should be taken to avoid harm where appropriate. If protected species, or evidence of them, is discovered during the course of any development, works should stop immediately and advice sought as to how to proceed. This may be obtained from Natural England (0300 060 3900) or a suitably qualified ecological consultant.
4. The removal of trees and shrubs should be avoided during the bird breeding season (March to September inclusive). If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the nesting period has finished.
5. Caution should be taken when moving debris piles or building materials as any sheltering animals could be impacted on.
6. Trenches should have escape ramps to provide an escape opportunity for any animals that may have become trapped.
7. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
8. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
9. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to

ensure that all vehicles leaving the 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. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

10. The applicant is advised that all routes marked on the plan associated with this development will remain unadopted and the developer should put in place a permanent arrangement for long term maintenance. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
11. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of: 8.00am and 6.00pm on Mondays to Fridays 8.00am and 1.00pm Saturdays and at no time on Sundays and Bank Holidays.
12. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
13. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions.
14. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.
15. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.
16. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
17. All pile driving shall be carried out by a recognised noise reducing system.
18. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material.
19. In general, equipment for breaking concrete and the like shall be hydraulically actuated.
20. BS 5228 Noise Control on Construction Sites should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.

21. Any emergency deviation from these conditions shall be notified to the Council without delay.
22. All efforts shall be made to reduce dust generation to a minimum.
23. Stock piles of materials for use on the site or disposal that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.
24. Water sprays shall be used, as and when necessary, to reduce dust from particularly “dusty” activities or stock piles.
25. You are advised to contact the Health and Safety Executive in order to ensure that all regulations, licensing, etc is carried out in order to comply with the requirements of the Health and Safety at Work etc Act 1974.
26. You are advised to contact the Public Health and Protection Department of the Governance Directorate on 01707 357242 in order to ensure that all regulations, licensing, etc is carried out in order to comply with the requirements of the Food Safety and Hygiene (England) Regulations 2013.
27. The applicant is advised to consider parking controls to ensure that the areas proposed for parking are used solely by those who either work, are patients (in and out), or visitors to the site and to take all reasonable measures to encourage these people to park within the site and not on the surrounding roads.



Colin Haigh
Head of Planning

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of The Town and Country Planning Act.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. •
- If this is a decision to refuse permission for
 - a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
 - a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
 - an application for advertisement consent, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice;
 - works in respect to a tree preservation order application, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice;
 - a lawful development certificate, there is no time restriction.
- For all other appeals, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. •
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for

the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.