

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/1495/FULL
Location: Ocado Ltd Gypsy Moth Avenue Hatfield AL10 9BD
Proposal: Installation of an uninterrupted power supply, including 2 x containers, reinforced plinth, cable chamber and the relocation of 6 x lightning protection rods
Officer: Mr M Peacock

Recommendation: Granted

6/2017/1495/FULL

Context	
Site and Application description	<p>The subject site is situated within the grounds of online grocery company Ocado's Customer Fulfilment Centre (CFC). The CFC has an area of 8.8Ha and the main building has a floor space of approximately 27,406sqm. This application focuses on a relatively small part of site (approximately 99sqm), which is located near the north-eastern corner of the CFC building. The site is currently used informally as staff car parking which will cease on development, with the loss of four car parking spaces.</p> <p>The proposed uninterrupted power supply (UPS) will be sited on a reinforced concrete plinth. The UPS containers will be made of profiled steel (coloured goose wing grey). One will measure 10.22m x 3.53m x 3.34m and the other 10.22m x 2.77m x 3.34m. A 10m x 1.325m x 1.450m cable chamber will run from the UPS containers to the switch room. The chamber will be constructed of reinforced concrete, topped with the original block paving in order to create a uniform finish.</p> <p>The wider CFC site is currently in B8 (storage and distribution) use. The proposed development will support this use by ensuring the CFC can continue to run uninterrupted during power depressions. The UPS is supportive of the current warehouse function, bringing efficiency and sustainability benefits.</p>
Constraints (as defined within WHDP 2005)	<p>EMPL - EA6 (Hatfield Business Park) - Distance: 0 LCA - Landscape Character Area (De Havilland Plain) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4D - Article 4 HMO Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0</p>
Relevant planning history	<p>Planning</p> <p>Application Number: S6/2000/1307/FP Decision: Granted Decision Proposal: Erection of a distribution building (Class B8), together with associated parking, service yards and landscaping at Land of Former Hatfield</p>

	<p>Aerodrome</p> <p>Application Number: S6/2006/0043/FP Decision: Granted Decision Date: 09 March 2006 Proposal: Relocation of staff shop</p> <p>Application Number: S6/2006/1603/MA Decision: Granted Decision Date: 19 February 2007 Proposal: Data centre including provision of 2 no. car parking spaces located independently from main building</p> <p>Application Number: S6/2007/0389/FP Decision: Granted Decision Date: 03 May 2007 Proposal: Extension to relocate inbound office; extension to create new returns area and insertion of four new loading doors</p> <p>Application Number: S6/2007/0338/MA Decision: Granted Decision Date: 24 July 2007 Proposal: Erection of customer services team member facility extension joined to existing warehouse building, over existing loading docks and erection of new totewasher facility extension joined to existing warehouse building, over existing loading docks.</p> <p>Application Number: S6/2007/0683/MA Decision: Granted Decision Date: 31 July 2007 Proposal: Erection of new transformer room and screened standby generator location on roof of existing plant room and new plant room and smoking shelter enlarged and new refrigeration equipment and new window.</p> <p>Application Number: S6/2009/2334/MA Decision: Approval Subject to s106 Decision Date: 04 November 2010 Proposal: Construction of single decked car park over existing ground level car park and the use of land to the north of the site for car parking to provide 566 additional spaces; landscaping and associated infrastructure changes and provision of additional disabled parking bays in front of the main building</p> <p>Application Number: S6/2010/2484/FP Decision: Granted Decision Date: 24 June 2011 Proposal: Installation of plantroom including transformer & generator, additional dock doors and fire escapes and installation of double deck & external goods lift</p> <p>Application Number: 6/2016/1592/MAJ Decision: Granted Decision Date: 21 December 2016 Proposal: Erection of two storey, 18 bay, modular building following the removal of car park canopy</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 31 August 2017 Site Notice Expiry Date: 21 September 2017		
Summary of	None		

neighbour responses	
Consultees and responses	Public Health and Protection - no objection Herts Fire & Rescue Service - no objection Environment Agency - no response Councillor Lynne Sparks - no response Councillor Duncan Bell - no response Hatfield Town Council - no response
Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others	
Main Issues	
Is the development within a conservation area?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the significance of the designated heritage asset be conserved or enhanced?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable): The proposed UPS will be located in an area of existing hardstanding in front of the CFC building and approximately 170m from the nearest public vantage point (Gypsy Moth Avenue). The development will comprise of 2no. steel containers containing the UPS plant. The containers will be coloured goose wing grey, in keeping with the CFC building. The UPS will not be prominent when viewed within the context of the site as it will be seen against the backdrop of the CFC building which is of a much larger scale. The design is in keeping with the neighbouring uses and is appropriate to the context.	
Would the development reflect the character of the dwelling?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable): The UPS will only be used in the event of a power failure or during testing. Information from the applicant shows that noise from the four UPS units have a total noise level of 78dBA and will be enclosed in a housing, providing 30dB attenuation, however, this is negated by reverberation and the un-attenuated ventilation louvres resulting in 80dBA at 1m from the housing.	
External fans are also to be installed resulting in a noise level of 70dB at 1m, this is noted as a low frequency tonal noise which is likely to travel further distances.	
Using a simplified distance attenuation calculation, assuming a distance of 350m gives a potential noise level at the nearest residential façade as being 30dB. This does not take into account shielding from the buildings, reflective surfaces, frequency spectrum of the noise or directivity. However, the louder of the noises is stated as being high frequency, which should ensure a high level of attenuation over distance.	
Due to the tonal nature, there is some concern over loss of amenity, especially as complaints regarding tonal noise have occurred at extremely low internal noise levels in residential properties circa 20dBA. However, taking into account attenuation provided by a partially open window as being 10 to 15dB, the internal noise level looks likely to be below 20dBA, this along with any existing plant noise in the area will mean that this proposed development should not cause issues.	

The noise emitted from the power supply is likely to be negligible in the context of the busy distribution centre, which is screened from nearby residences by the CFC building.

Environmental Health were consulted and do not object.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues

Conclusion

The proposal is considered acceptable in terms of the above and in accordance with the aims and objectives of saved policies of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
004		Proposed Elevations	10 July 2017
003	A	Proposed Parking Plan	10 July 2017
002	A	Existing & Proposed Site Plan	10 July 2017
001	A	Location Plan	10 July 2017

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

1. POSITIVE AND PROACTIVE STATEMENT

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).

Determined By:

Mr C Carter
22 September 2017