

Andrew Windscheffel

From: alan.story@hertfordshire.gov.uk
Sent: 14 October 2016 13:08
To: Planning
Subject: Planning application 6/2016/1959/COND - The Galleria

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

District ref: 6/2016/1959/COND

HCC ref: WH/196/2016

HCC received: 12/10/2016

Area manager: James Dale

Case officer: Alan Story

Location

The Galleria
Comet Way
Hatfield
AL10 0XR

Application type

Approval of Details

Proposal

Approval of details reserved by condition 2 (Construction Management Plan) on planning permission 6/2016/0159/FULL

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.

HCC response to the full application for the alterations to the internal road junction near the northern access (being the creation of roundabout together with installation of associated road signs) was provided 21/3/16, accepted the proposed changes to the internal private road network layout but identified a requirement for a traffic management plan. Such a requirement took account of the strategic nature of the A1001 past the site, from which the northern access to the retail park is accessed and sought to ensure that appropriate traffic management and routing within the site was provided to minimise / prevent queuing into the site that might interfere with the operation of this junction.

The applicant provides NMC Surfacing document “ Galleria Internal Roundabout Main Works Traffic Management Plan version 2, June 2016” accompanied by traffic management plan, and construction phasing plan.

Works are identified as taking upto 4 weeks from commencement.

Vehicles entering the Galleria via the northern access (A1001, Comet Way) are presently directed towards the shopping centre (and fast food drive through provision) or into the northern car park.

Traffic management for the duration of works shall direct all traffic attending the site into the car park, and then directs them through the car park to beyond the temporary road closure and returning them into the

retail park circulatory routes. Egress from the site via the northern access will be prohibited during construction, and will require all vehicles attending the site to leave via the southern access point (Cavendish Way).

The Highway Authority have previously accepted that upto 170 vehicles per hour leave the site via the northern egress, and these additional vehicles would be added to vehicle flows at the southern egress for duration of works. No modelling / counts exists of the southern access, and therefore the impacts of queuing arising from these additional vehicles is unknown, but would simply serve to delay vehicles within the private road network of the site rather than have a direct impact on the public highway network.

HCC would make the observation that it would be recommended that works not occur within the Christmas peak period, noting that the Galleria represents a key shopping destination. All flows are calculated on normal peak flows. It is recognised however that the Galleria, as an entity, would unlikely seek to disrupt access for customers during the busiest trading period, and noting mobilisation timescales, it is unlikely that works would occur much before new year.

Provision is made for site compounds within the overall site for delivery and storage of materials, and space exists within the site that all contractor parking shall be accommodated.

Traffic Management arrangements provide assurance that the northern access remains open during the works and unlikely to result in any significant impact to the operation of this junction for that period. Whilst outbound movements are prohibited during the works, creating additional pressure at the southern access, any congestion shall be within the confines of the retail park and not directly upon or within the highway network. On behalf of the County Council, as highway authority, I have no objections to the approval of the submitted details.

Alan Story

Date 14/10/2016

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