



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CH0242
County Hall
Pegs Lane
Hertford
SG13 8DE

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

Director of Planning

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AW

District ref: 6/2022/2220/COND
HCC ref: WH/14037/2022
HCC received: 3 October 2022
Area manager: Matthew Armstrong
Case officer: Samuel Tearle

Location

Stadium Service Station Stanborough Road Welwyn Garden City AL8 6XA

Application type

Discharge of Condition

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

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

ANALYSIS / COMMENTS

Description of Proposal

An approval of details application has been submitted for the discharge of conditions. The Highway Authority have reviewed planning condition 1 which is relevant to transport.

The Decision Notice under 6/2021/2260/FULL defines condition 1 as:

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.*

To support the discharge of condition, the applicant has submitted the following:

- Construction Environment Management Plan.
- Detailed Construction Logistics Plan.

In the section below, the Highway Authority have reviewed these documents against the Condition 1 criteria.

Analysis

a. Construction vehicle numbers, type, routing;

The routing plans shown in section 4.4 of the Construction Logistics Plan are considered suitable and abnormal height restrictions have been reviewed.

The Construction Logistics Plan notes the development is likely to generate a maximum of 1-4 deliveries on an average day. The Highway Authority are satisfied with this arrangement.

b. Access arrangements to the site;

The Construction Logistics Plan states that the entrance to the site will remain as per the existing use. The Highway Authority are satisfied with this arrangement.

c. Traffic management requirements

The Construction Logistics Plan states a Gatesman / Traffic Marshal is to be present at all times to manage traffic safety onto and off site.

The Highway Authority are satisfied with this arrangement.

d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);

The Construction Logistics Plan includes plans showing the site layout and compound provision. The Highway Authority are satisfied with this arrangement.

The Construction Logistics Plan states there will be no loading / offloading outside of perimeter fencing to the site. The recessed area is to be used for vehicles to stop and wait (off the highway and the delivery vehicles are to offload within the site as outlined above. The Highway Authority are satisfied with this arrangement.

e. Siting and details of wheel washing facilities;

The Construction Logistics Plan notes that the compound will be providing wheel washing and wet suppressing during the loading of wagons vehicles

f. Cleaning of site entrances, site tracks and the adjacent public highway;

The construction Environment Management Plan sets out the measures to prevent spills and waste management.

g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;

The scheduling arrangements are shown in section 5 of the Construction Logistics Plan are considered suitable

h. Provision of sufficient on-site parking prior to commencement of construction activities;

The Construction Logistics Plan notes there will be limited on-site parking for staff and workers on site. Restrictions within the local road network will prevent on-street parking and all operatives will be encouraged to travel to site by public transport wherever possible.

i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;

Not applicable

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;

Not applicable

k. Phasing Plan.

Not applicable

Conclusion

The Highway Authority does not wish to raise an objection to the discharge of condition.

Signed

Samuel Tearle

26 October 2022