

David Elmore

From: Lorraine Davis
Sent: 24 October 2022 08:39
To: David Elmore
Subject: RE: Re: Comments on planning application. Former Beales Hotel, Hatfield. 6/2022/1355/MAJ

Good morning David,

Thank you for this, everything looks good.

No further comments or issues from me on this.

Regards
Lorraine

From: David Elmore <d.elmore@welhat.gov.uk>
Sent: 19 October 2022 10:58
To: Lorraine Davis <L.Davis@welhat.gov.uk>
Subject: RE: Re: Comments on planning application. Former Beales Hotel, Hatfield. 6/2022/1355/MAJ

Hi Lorraine,

I forwarded your below comments on 04 October to the applicant's rep and here is their response.

"Please see the attached further revised ground floor plan (PL02 rev. 02) showing that Core D bin stores have been regularised and enlarged to make it easier for operators to move the bins in and out. The overall bin and cycle provision remain the same. The block paving is concrete and suitable for vehicular access. I also refer you to Appendix 7 of the Transport Statement showing the refuse vehicle tracking in proximity to the Core D bin store (extract below). Please confirm this is acceptable and you agree the matter is closed".

I am still not happy with the store areas containing the 1100's. The bins need to be able to be moved in and out one at a time for emptying, so they will enter store, collect a container take it to freighter, empty it and then return it to its original position before taking the next receptacles. some of these bins will impede the access and the crew would not be able to get to all bins without pulling out several bins in order to access others, also some bins are tucked half way behind another.

Still unsure of this block style paving, will the freighter be able to drive across this??, concern is the drag distance still....and that we require a smooth path from store to freighter to wheel the bins.

Thanks
Lorraine

From: David Elmore <d.elmore@welhat.gov.uk>
Sent: 30 September 2022 13:56
To: Lorraine Davis <L.Davis@welhat.gov.uk>
Subject: RE: Re: Comments on planning application. Former Beales Hotel, Hatfield. 6/2022/1355/MAJ

Hi Lorraine,

Further to the below, the applicant has produced a revised refuse storage design. May I please have your comments on this?

David.

David Elmore
Principal Major Development Officer
Welwyn Hatfield Borough Council
Tel: 01707 357221
Email: d.elmore@welhat.gov.uk

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From: David Elmore
Sent: 23 August 2022 18:06
To: Lorraine Davis <L.Davis@welhat.gov.uk>
Subject: RE: Re: Comments on planning application. Former Beales Hotel, Hatfield. 6/2022/1355/MAJ

Thank you Lorraine. That helps back up the justification.

David.

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From: Lorraine Davis
Sent: 23 August 2022 17:19
To: David Elmore <d.elmore@welhat.gov.uk>
Subject: RE: Re: Comments on planning application. Former Beales Hotel, Hatfield. 6/2022/1355/MAJ

Hi again David,

The drag distances are those stated in the BS Code of Practice which I attach for info.

We say 8 receptacles to a bin store, mainly for ease of movement of the bins

Regards
Lorraine

From: David Elmore <d.elmore@welhat.gov.uk>
Sent: 23 August 2022 14:57
To: Lorraine Davis <L.Davis@welhat.gov.uk>
Subject: RE: Re: Comments on planning application. Former Beales Hotel, Hatfield. 6/2022/1355/MAJ

Thank you Lorraine.

Before I email the agent to request redesign of the bin stores, may I ask why the maximum number of receptacles for a bin store is 8 and the maximum drag distance is 15 metres? I suspect he will query this so want to include the reasoning in my email to him to avoid that happening.

David.

David Elmore
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From: Lorraine Davis
Sent: 23 August 2022 14:27
To: David Elmore <d.elmore@welhat.gov.uk>
Subject: RE: Re: Comments on planning application. Former Beales Hotel, Hatfield. 6/2022/1355/MAJ

Hi David,

No Problem!

No need to provide another tracking diagram there is very little in it with regards to the measurements so that's fine.

Apologies for missing off the 360l cost – it is £37.92 + VAT

Thank you for checking the drag distances, sounds like they have some redesign of Bin stores to do as most cores will require 2 stores due to the quantity of bins.

Let me know if there is anything else.

Regards
Lorraine

From: David Elmore <d.elmore@welhat.gov.uk>
Sent: 23 August 2022 14:03
To: Lorraine Davis <L.Davis@welhat.gov.uk>
Subject: RE: Re: Comments on planning application. Former Beales Hotel, Hatfield. 6/2022/1355/MAJ

Hi Lorraine,

Thank you for the swift reply.

Appendix 7 of the submitted Transport Statement (attached) includes a Refuse Collection Vehicle Swept Path Analysis Plan showing a large refuse vehicle entering and exiting the site in forward gear. The dimensions of the vehicle applied in that plan are slightly smaller than the specs of the freighter you provided. Would you still require that plan to the amended applying the specs of the freighter you provided or does the large refuse vehicle shown suffice?

In terms of drag distances, you will see that these are not annotated on the plan. However, I have done the measurements using the scale bar and the drag distance from the bin store of Core A exceeds 15 metres.

What is the cost of a 360l Refuse? Only ask as it is included for Core B.

David.

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From: Lorraine Davis
Sent: 23 August 2022 11:56
To: David Elmore <d.elmore@welhat.gov.uk>
Subject: RE: Re: Comments on planning application. Former Beales Hotel, Hatfield. 6/2022/1355/MAJ

Good afternoon David,

I have reviewed the receptacles and amended the table below to show the actual requirements in **RED**.

Please note we do not offer currently a recycling service in 1100l containers. We offer Mini Recycling Centres (MRC) which are 2 x 360l bins on a lockable frame which accept glass/cans in one bin and paper in the other. The dimensions of the MRC are on the attached Bin Store Guidance document along with dimensions of all other receptacles.

I will require a tracking diagram to show how the freighter will enter and exit and move around the site in forward gear, freighter spec attached.

The maximum drag distance from bin store to freighter is 15m so I will need to see the drag distances annotated onto the plan. The surface shown from store to freighter needs to be smooth paved or tarmac for ease of moving the bins, I'm not clear what this surface is, can the developer please confirm.

The maximum number of receptacles for a Bin Store is 8, most of these Bin Stores (with exception of Core A) exceed that number and will therefore have to be split into 2 stores per core.

Bin stores need to have double doors opening outwards with coded locks.

Cost of receptacles are as follows:

1100l containers - £345 + VAT each

MRC - £695.00 + VAT each

140l bins - £27.08 + VAT each

Please let me know if there is anything else you require.

Regards
Lorraine

From: David Elmore <d.elmore@welhat.gov.uk>

Sent: 23 August 2022 11:15

To: Lorraine Davis <L.Davis@welhat.gov.uk>

Subject: Re: Comments on planning application. Former Beales Hotel, Hatfield. 6/2022/1355/MAJ

Hi Lorraine,

Thank you for your comments on this application back in June. In your comments (attached for convenience) you asked for a core by core accommodation schedule to be provided so you can check the refuse/recycling calculations for receptacles. Sorry for the delay in getting back to you. I've only now had the chance to review this application.

The below table sets out the core by core accommodation schedule as well as the bin provision proposed for each core. I have also attached the proposed ground floor plan which shows the design and layout of the bin store for each core.

Core	Accommodation schedule	Proposed bin provision
A	9 x 1-beds 12 x 2-beds 4 x 3-beds	2 x 1100L Recycling Bins 3 x 1100L Refuse Bins 4 x 1100l Refuse 1 x Mini Recycling Centre 3 x 140l food waste bins
B	4 x 1-beds 7 x 2-beds 13 x 3-beds	3 no. 1100L Recycling Bins 4 no. 1100L Refuse Bins 4 x 1100l Refuse 1 x 360l Refuse 1 x Mini Recycling Centre 4 x 140l food waste bins
C	15 x 1-beds 6 x 2-beds 12 x 3-beds	3 no. 1100L Recycling Bins 4 no. 1100L Refuse Bins 5 x 1100l Refuse 1 x Mini Recycling Centre

		4 x 140l food waste bins
D	35 x 1-beds 27 x 2-beds 1 x 3-bed	4 no. 1100L Recycling Bins 6 no. 1100L Refuse Bins 8 x 1100l Refuse 2 x Mini Recycling Centre 6 x 140l food waste bins

May I please have your comments at your earliest chance as I now need to confirm the S106 financial contributions.

Thank you.

David.

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