

Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHO242
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: 6/2021/1278/COND
HCC ref: WH/6979/2021
HCC received: 15 July 2021
Area manager: Matthew Armstrong
Case officer: Samuel Tearle

Location

1 AND 1A AND 3-9 TOWN CENTRE HATFIELD AL10 0JZ

Application type

Approval of Details

Proposal

AMENDED PROPOSAL

Submission of details pursuant to condition number 1 (Construction Management Plan) on planning permission 6/2019/2430/MAJ.

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.

Background

An application for the approval of details has been submitted for the discharge of Condition 1 of permitted application 6/2019/2430/MAJ.

The Highway Authority have previously issued a statutory consultee response that recommended refusal to the discharge of Condition 1 due to insufficient information contained in the Project Management Plan (dated October 2020) and a Logistics Plan (Drawing No. A-03-0005).

The applicant has since submitted an updated project management plan, dated 10/07/2021. The Highway Authority have reviewed this against the Condition 1 criteria (a-h).

Analysis

a. Construction vehicle numbers, type, routing:

The Project Management Plan states the routes to and from the site to be:

-Route to Site - A1m, Wellfield Road & then right into site entrance in Wellfield Road

-Route from Site - Exit via gates in Kennelwood Car Park, Left into Queensway, first exit at Roundabout into Wellfield Road, then straight to A1m.

The Highway Authority are satisfied with this routing as it avoids schools. The Project Management Plan has identified there are low / narrow bridges on the approach from Queensway roundabout along Wellfield Road, and therefore it is requested each delivery booking is reviewed based on the type of vehicle.

The project management plan notes it is anticipated that during the peak period there will be 20 – 25 vehicle movements a day and that any vehicles not scheduled for delivery will be turned away. The Highway Authority are satisfied with this proposed level of construction traffic.

b. Access arrangements to the site:

Vehicular access to the site is shown on the Logistics Plan to be via the parking layby on Wellfield Road. The Highway Authority are satisfied with this arrangement.

It is noted that there will be strictly no reversing on-site without a banksman and that all vehicles will be received by the gateman, and if scheduled will enter the site, assisted by trained traffic marshals. The Highway Authority are satisfied with this arrangement.

The project management plan also states no vehicles will be permitted to reverse out the site.

c. Traffic management requirements:

The Traffic Management requirements have been reviewed in the Project Management Plan. This includes details such as the provision of separate entry and exit gates for pedestrians and vehicles.

The Project Management Plan states all deliveries will be booked in, with at least 24 hours-notice and that the Lovell site management will co-ordinate the weekly delivery schedule. The Highway Authority are satisfied with this arrangement.

d. Construction and storage compounds (including areas designated for loading / unloading and turning areas):

The Logistics Plan appears to include sufficient space for a large vehicle / HGV to turn to the south west of the site.

The Project Management Plan includes the provision of a 'OTC Hoarding Works (Rev A)' for the Phase 1 & 2. The hoarding plan appears to be suitable.

The Phase 3 works must tie in with the Stopping Up process. Signage must be installed on the hoarding at the locations previously used as pedestrian accesses to White Lion Square - It should be noted that Public Rights of Way Hatfield 001 and 136A route through the site.

e. Siting and details of wheel washing facilities:

The Project Management Plan states all vehicles leaving site should pass through the wheel washing facilities to prevent mud and dust leaving the site and that wheel washing facilities are to be provided next to the exit gate. The Highway Authority are satisfied with this arrangement.

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

The project management plan states that a jet wash will be located at the gates and will be used if debris enters the public highway. It also states road sweeping arrangements will be in place, so in the event an issue arises the road sweeper can be called in at short notice. The Highway Authority are satisfied with these arrangements.

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

The Project Management Plan states that no deliveries will be permitted before 09:00 and after 16:00 Monday to Friday.

See point A regarding schools/ routing.

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

The Project Management Plan states there will be 9 car parking spaces on-site and the local car parks should be utilised. The Highway Authority requests that the site manager informs all contractors and visitors of the local car parks such as The Common Multi-Storey car park.

Conclusion

The Highway Authority are satisfied with the information contained in the revised Project Management Plan and does not wish to raise an objection to the discharge of Condition 1.

Signed

Samuel Tearle

22 July 2021