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**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: 6 May 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**

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 recommends that permission be refused for the discharge of Condition 1 due to insufficient information.

**Description of Proposal**

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

For reference, application 6/2019/2430/MAJ is for a development consisting of:

*Demolition of existing buildings and the erection 3 x buildings comprising of 71 x flats and 1,110 sqm of flexible commercial uses (use class: A1, A2, A3, A4, D1 & D2) (including a small office element (B1a)) and associated works to include car and bicycle parking, plant and refuse storage and public realm works.*

The Decision Notice defines Condition 1 as:

*Prior to commencement of the development hereby permitted a Construction Management Plan (or Construction Method Statement) shall be submitted to and approved in writing by the Local Planning Authority. 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 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.*

To support the discharge of Condition 1, the applicant has submitted a Project Management Plan (dated October 2020) and a Logistics Plan (Drawing No. A-03-0005).

### **Condition 1**

The supporting documents have been reviewed against the Criteria for Condition 1 (a-h) in the sections below.

#### **a. Construction vehicle numbers, type, routing:**

No details have been provided in the Project Management Plan of the expected number of delivery vehicles and contractor vehicles per day across the construction period.

No details have been provided of the type of articulated vehicles that will be used for deliveries (i.e. lengths) and the routing on the highway network to / from the site has not been detailed.

The above details must be provided to the Highway Authority in order to allow an informed decision regarding the discharge of condition 1.

#### **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.

The Project Management Plan has not provided any details of a Delivery Booking system/scheme that would be used to manage the schedule of deliveries and access requirements. The PMP must confirm that no vehicle is to egress the site in a reverse gear.

#### **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.

It is requested that details of a delivery booking scheme is provided to the Highway Authority, and that the details of the construction vehicle numbers and type are provided in order to judge whether further traffic management is required.

#### **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;

No details of wheel washing facilities have been shown on the Logistics Plan. The PMP states all vehicle leaving the site must pass through the wheel washing facilities.

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

No details of cleaning the site entrances / road sweeper provision and checks of the public highway have been provided.

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 the site hours are from 8am to 6pm Monday to Friday and 8am to 1pm on Saturday and that the site is to observe a 2hr quiet period from 4pm to 6pm weekdays and 6am to 9am on Saturdays.

The Highway Authority is satisfied with these hours however details/measures to avoid school pickup and drop-off times must be provided.

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

No details of any car parking management / onsite parking provision have been provided in the Project Management Plan.

Details of how contractors / on-site staff will travel to and from the site must be provided.

**Conclusion**

Based on the details provided in the Project Management Plan and Logistic Plan, the Highway Authority wishes to raise an objection to the discharge of the Condition 1 due to insufficient information. The applicant must resolve comments raised in sections (a -h).

**Signed**

Samuel Tearle

26 May 2021