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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: 6/2022/2284/COND
HCC ref: WH/14035/2022
HCC received: 3 October 2022
Area manager: Matthew Armstrong
Case officer: Samuel Tearle

Location

Hertfordshire Constabulary Stanborough Road Welwyn Garden City AL8 6XF

Application type

Discharge of Condition

Proposal

Submission of details pursuant to condition 2 (Construction environment management plan), 6 (Construction traffic management plan) and 15 (Fire hydrants) on planning permission 6/2021/2125/MAJ

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 of condition 6.

ANALYSIS / COMMENTS

Description of Proposal

An approval of details application has been submitted for the discharge of Condition 6 attached to approved planning application 6/2021/2125/MAJ.

The Decision Notice defines Condition 6 as:

No development shall commence until a Construction Traffic 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 Traffic Management Plan shall include details of:

a. Construction vehicle numbers, type, routing; (including - construction vehicle numbers stated in the TA should be reviewed and vehicle numbers for staff provided; - routes should avoid schools and

- structures of restricted heights; -types of vehicles should be detailed, largest length vehicle must be tracked entering and exiting the Gosling Sports Club).*
- b. Access arrangements to the site; (including - Preliminary access design must updated to detailed & swept path analysis for largest vehicle; - Visibility splays of 2.4m x 23m must be provided at construction access; - Construction staff access details (including vehicle walking, cycling); - Access to sports facilities for Stanborough School and public).*
 - c. Traffic management requirements, including delivery booking details, signage plans for construction and public.*
 - 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.*

To support the application, the applicant has submitted a Construction Traffic Management Plan (CTMP) dated 29/09/2022.

This CTMP has been reviewed against the Condition 6 criteria in the section below.

Analysis

a. Construction vehicle numbers, type, routing; (including - construction vehicle numbers stated in the TA should be reviewed and vehicle numbers for staff provided; - routes should avoid schools and structures of restricted heights; -types of vehicles should be detailed, largest length vehicle must be tracked entering and exiting the Gosling Sports Club).

The construction traffic routing from the A1(M) has been detailed and is considered suitable.

The types of vehicles and average frequency have been detailed on page 24. The Highway Authority are satisfied the average number of vehicles per day will not have a severe impact to the operation of the local highway network.

b. Access arrangements to the site; (including - Preliminary access design must updated to detailed & swept path analysis for largest vehicle; - Visibility splays of 2.4m x 23m must be provided at construction access; - Construction staff access details (including vehicle walking, cycling); - Access to sports facilities for Stanborough School and public).

The CTMP states a gatehouse and Traffic Marshal located at the entrance from the Gosling Sports Centre Car Park. The Highway Authority are satisfied with this arrangement.

Page 12 of the CTMP has detailed the access arrangements through the Gosling Sports Centre.

Page 19 & 23 of the CTMP notes that the Stanborough School footpath will remain open and maintained. The contractors have a responsibility to ensure the school are aware the footpath will remain open and safely maintained and Marshalled.

A tracking drawing is shown on page 20 that demonstrates a max UK legal length (16.5m) vehicle can enter and exit the site.

Pedestrian and cycle access arrangements have been detailed on page 22.

c. Traffic management requirements, including delivery booking details, signage plans for construction and public

A delivery scheduling arrangement is detailed on page 16 and is considered satisfactory. As noted in the CTMP, signage on the public highway will need to be agreed with HCC Network Management - <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx>

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

Suitable drawings have been submitted that detail the compound and access routes.

e. Siting and details of wheel washing facilities

The CTMP states that the haul road will be monitored to minimise the mud on vehicles wheels leaving the site, and that the traffic marshal will review each vehicle. The Highway Authority are satisfied with this arrangement.

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

Page 26 of the CTMP details the public cleaning arrangements. The Highway Authority are satisfied with these details.

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

Page 24 of the CTMP states construction delivery restrictions will be in place between 0800-0900 and 1500-1600.

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

The CTMP states that there will be 74 car parking spaces available at the Gosling Sports centre and that During busier periods of the construction programme additional parking will be provided with the Police constabulary site. The Highway Authority are satisfied with this arrangement, however recommend a staff travel plan is implemented that informs contractors of car sharing / public transport facilities.

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

Page 31 of the CTMP states the post construction arrangements. The Highway Authority are satisfied with these details and request the Gosling Sports Centre / Welwyn Hatfield Council are regularly updated.

i. 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.

Details provided above under part (b).

Conclusion

The Highway Authority does not wish to raise an objection to the discharge of condition 6.

Signed
Samuel Tearle

28 October 2022