



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: 6/2023/1433/COND  
HCC ref: WH/17534/2023  
HCC received: 17 August 2023  
Area manager: Manjinder Sehmi  
Case officer: Chris Carr

**Location**

Salisbury Square Hatfield AL9 5AD

**Application type**

Discharge of Condition

**Proposal**

AMENDED PROPOSAL

Submission of details pursuant of condition 2 (construction management plan) on planning permission 6/2021/3422/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.

**Condition 2**

The Decision Notice 6/2021/3422/MAJ states under Condition 2:

“No development shall commence until a Construction Management Plan, to enable demolition, has been submitted to and approved in writing by the Local Planning Authority.

No development above ground level, other than demolition, shall take place until a further Construction Management Plan is submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved Plan. Each Construction Management Plan 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; and
- k) Phasing Plan.

REASON: To protect highway safety and the amenity of other users of the public highway and rights of way; to protect the living conditions of neighbouring properties, in accordance with Policies 5, 12, 17 & 22 of Hertfordshire's Local Transport Plan (adopted 2018); Policy R19 of the Welwyn Hatfield District Plan 2005; Policy SADM18 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework."

#### HCC Response

##### Condition 2 – Response

The applicant has submitted a revised Construction Management Plan (CMP) in August 2023 to support the discharge of Condition 2. The details required in the Construction Management Plan are assessed below:-

a) In HCC initial response it was identified that the swept path assessment for both vehicle types, long low loader and a large tipper, overran on-street parking bays and these bays need to be identified as temporarily suspended which is the intention during the construction phase. The applicant has submitted a revised swept path analysis (same drawing referenced 22111-CON-XX-00-DR-C-6000-P02) The plan now shows bays being marked as temporarily suspended. This is considered acceptable.

Conclusion: Condition 2 (part a) can be discharged.

b) Part b) on access was not discharged as the swept path analysis needed to be updated. this has now been completed and therefore b) can be discharged.

d) In the LHAs previous response it was requested that detailed on the proposed construction and storage compound is presented in drawing. The applicant has now submitted drawing number 22111-CON-XX-00-DR-C-6001 which includes details of the proposed site set up, provision of storage / access arrangements for pedestrians & vehicles / temporary accommodation units / wheel washing facilities/phasing and parking area. This has now satisfied this part of the condition.

Conclusion: Condition 2 (part d) can be discharged.

g) In the LHAs previous response it was identified that the CMP states that working hours are restricted to 8am to 6pm Monday to Friday and 8am to 1pm on a Saturday. The LHA requires that deliveries to/from the site occur outside of drop-off and pick-up times, this therefore needs to be stated in the CMP. The CTMP has been updated to reflect this request and explicitly states the need to avoid drop-off and pick up times.

Conclusion: Condition 2 (part g) can be discharged.

Summary

To conclude, further information relating to parts a, b, d, g, and j has now been provided, HCC as Highway Authority recommend approval for the discharge of Condition 2.

**Signed**

Chris Carr

1 September 2023