

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2014/2008/FP

Change of use to operational railway to facilitate installation of electricity feeder station

at: Land to the west Chequersfield Welwyn Garden City

Carriage Return

Agent Name And Address

Mr A Rivero
Network Rail
Floor 3a George Stephenson House
Toft Green
York
YO1 6JT

Applicant Name And Address

Network Rail (Infrastructure) Ltd
King's Place
90 York Way
Kings Cross
London
N1 9AG

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 09/09/2014 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: Network Rail 1:1250 Site Plan (Red Line) & 1:2500 Location Plan & 1:1250 NR Land Ownership Plan & Welwyn FS Layout Drawing Site Location Plan & 121948-PSP-EP-LAY-005020 & Figure 2 received 9 September 2014. unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

INFORMATIVES:

1. It is an offence to take or disturb the breeding or resting location of protected species and for European Protected Species (all Bats, Great crested newt, Otter, Hazel doormouse) and badgers, licences may also be required if so. Precautionary measures should be taken to avoid harm where appropriate. If badgers, or evidence of them, is

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discovered during the course of any development, works should stop immediately and advice sought as to how to proceed. This may be obtained from: a suitably qualified ecological consultant; Natural England: 0845 6014523 or the Herts & Middlesex Badger Group.

2. The removal of trees & shrubs should be avoided during the breeding season (March to September inclusive). If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the nesting period has finished.
3. Online works of 12 No pilling using DX-RT Hydraulic Hammer Rig. The use of the DX-RT Hydraulic Hammer rig shall only be carried out between the hours of 8:00 and 21:00 on Sunday the 5th October 2014 and in the event of overrunning works between the hours of 8:00 and 21:00 on Sunday 12th October 2014
4. Live acoustic field monitoring shall be carried out at sensitive receptors for the online operations detailed in item 1. The Local Authority shall be notified immediately of noise that exceeds the 80 dB(A) predicted noise levels on 07795 800756
5. All off line works to the feeder station, compound works and ancillary operations which are audible at the site boundary, shall be carried out only between the hours of 08:00 and 18:00 on Mondays to Fridays and between the hours of 08:00 and 13:00 on Saturdays. Other than the consent given in item 1, no works shall be carried out on any Sundays and bank holidays
6. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
7. Acoustic barriers shall be erected for works associated with the compound construction and for activities that involving breaking out works
8. Perimeter screens, site hoardings and acoustic barriers shall be installed as soon as practicably possible to provide protection to reduce noise levels at noise sensitive premises
9. All plant being utilised on site shall be regularly inspected in order to demonstrate compliance with the plant list identified in the Section 61 application for the specific activity
10. Any emergency deviation from these conditions shall be notified to the undersigned without delay on 07795 800756
11. Near-field measurement shall be taken of all plant and machinery on site to demonstrate compliance with sound power levels details in the Section 61 application
12. A telephone number for emergency use shall be notified to the undersigned prior to the commencement of operations
13. A local contact point shall be made available to local residents and businesses during the works being undertaken in item 1 above

REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

Date: 05/01/2015

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A handwritten signature in black ink, appearing to read 'CHaigh', enclosed within a thin black rectangular border.

Colin Haigh
Head of Planning