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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: 6/2022/1190/FULL
HCC ref: WH/12587/2022
HCC received: 15 July 2022
Area manager: Matthew Armstrong
Case officer: Steven Knight

Location

WELWYN POWER LAND ON THE WEST SIDE OF TEWIN ROAD WELWYN GARDEN CITY AL7 1BH

Application type

Full Application

Proposal

AMENDED PROPOSAL

Construction and operation of an urban reserve energy storage facility and associated equipment

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 subject to the following conditions:

CONDITIONS:

1) Provision of Pedestrian Visibility Splays

Prior to the first use of the development hereby permitted 0.65 x 0.65 metre pedestrian visibility splays shall thereafter be retained at all times to each side of the access. They shall be measured from the point where the edges of the access way cross the highway boundary, 0.65 metres into the site and 0.65 metres along the highway boundary therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 0.6 metres and 2.0 metres above the carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway pedestrian safety in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (adopted 2018).

2) Construction Management Plan

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

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements if any;
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities if required;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste)
- h. Provision of sufficient on-site parking prior to commencement of construction activities;

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

COMMENTS:

Further to the highway authority's previous comments dated 21 June, the applicant has provided swept path analysis (drawing WEL-12) showing the turning movements of a 10.2m rigid lorry within the site. These show that a vehicle is able to turn around within the site even once the proposed fencing has been erected. On the basis that these are the largest vehicles that will require access, during construction and servicing, then the internal layout is acceptable. This should be confirmed as part of the Construction Management Plan.

Based on this size of vehicles shown in the swept path analysis, the existing gates are set back far enough so that waiting vehicles will not obstruct the footway.

The applicant has not provided swept paths for vehicles entering the site using the existing access from Tewin Road. However, this was queried due to the doubt over whether the site would be accessed by 16m articulated lorries. On the basis that this is not the case, the highway authority accepts that the existing access is suitable. Again, confirmation that 10.2m will be the longest vehicles that require access can be confirmed within the construction management plan.

The highway authority no longer wishes to restrict the approval of this application, subject to the conditions listed above.

Signed

Steven Knight

19 July 2022