

SMB

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Planning Department
Welwyn Hatfield Borough Council
Campus East
The Campus
Welwyn Garden City
Herts AL8 6AE

9 December 2022

Our Ref: SB/ijb/2021/18

Dear Sir/Madam,

APPLICATION FOR ELECTRICITY SUBSTATION ON LAND AT ONE YMCA, 90 PEARTREE LANE, WELWYN GARDEN CITY AL7 3UL

ON BEHALF OF ONE YMCA

On behalf of my clients, I enclose all necessary documentation comprising an application for an electricity substation on land at One YMCA, 90 Peartree Lane, Welwyn Garden City AL7 3UL.

The substation is required to serve, inter alia, the 100-bed hostel and 43 residential apartments that were granted planning permission (no.6/2019/2714/OUTLINE) on 24 August 2022.

There is now a need to install UK Power Network Substation to accommodate the increase in requirements to the approved development (as described above) as well as providing future infrastructure/resilience for the residential units in addition to the local area generally should this be required. The proposed substation will be of GRP (glass-fibre reinforced polyester) construction and have a pitched roof. The floorspace will be 18.8sqm. It will be single storey and located unobtrusively at the rear of the site as shown and will not impact on the visual appearance of the proposed hostel.

The full details of the proposed substation are shown on drawing no. 047-WPA-ZZ-00-DR-A 7008

To accommodate the substation, the proposed hostel will now be served by 26 car parking spaces (as opposed to 28 shown on the drawings approved under planning permission no.6/2019/2714/OUTLINE). This is entirely acceptable in the light of paragraph 9.57 of the Planning Officer's Report to Development Control Committee dated 11 March 2021 which stated that:



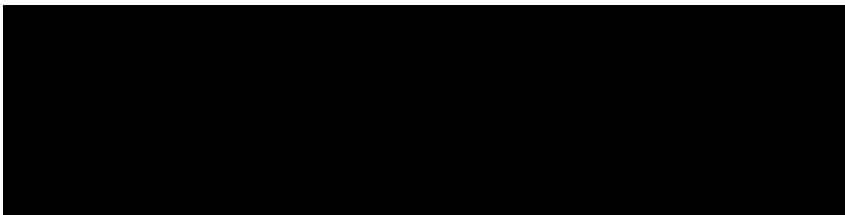
“.....the Council’s parking guidance SPG recommends that for a hostel a maximum provision of 3 car spaces every 4 units is provided. This would total a maximum provision of 75 car spaces, however when applying the further zonal approach 19 to 38 spaces should be provided to satisfy the SPG. This proposal includes 28 spaces allocated to the hostel and would therefore fall within the range, thus satisfying the SPG”.

A separate non-material amendment application to this permission has today been submitted to your Council.

The statutory application fee of £462 has been paid electronically.

I trust that the application is complete and look forward to receiving your formal acknowledgement of receipt and validation in due course.

Yours faithfully,



**Simon Birnbaum BA Dip UPI MRTPI
DIRECTOR
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E mail: 