



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: 6/2022/2887/COND  
HCC ref: WH/15279/2023  
HCC received: 9 January 2023  
Area manager: Manjinder Sehmi  
Case officer: Senober Khan

**Location**

YMCA 90 Peartree Lane Welwyn Garden City AL7 3UL

**Application type**

Discharge of Condition

**Proposal**

Submission of details pursuant to condition numbers 3 (Archaeological Written Scheme of Investigation), 10 (Construction Management Plan), 25 (Construction Management Plan), 31 (Archaeological Written Scheme of Investigation), 38 (Construction Management Plan), and 53 (Construction Management Plan) on planning permission 6/2019/2714/OUTLINE

**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.

Brief Description of Proposed Development:

The condition number(s) to which this application relates Condition number(s): 10, 25, 38 and 53.

**Revised Highways comments:**

Further to the consultation with the LPA case officer concerning the various conditions relating to the same issues listed by the LPA in its decision notice given the HA comments only conditioned the submission of a CMP, the HA has reviewed the documents as discussed with the LPA case officer and is satisfied that conditions relating to the submitted Construction Management Plan listed as no.'s 10, 25, 38 and 53 can be discharged.

**Recommendation:**

The HA is satisfied that Conditions 10, 25, 38 and 53 can be discharged.

## **Signed**

Senober Khan

8 March 2023

---

### **Highways comments (30 January 2023):**

The application is for the discharge of conditions 3,10, 25,31,38 and 53 of which 4 of the conditions relate to construction management plans.

The HA in its comments stated the requirement of a Construction Management Plan for the development, listed below. Consequently, the HA can only review this condition:

Construction Management Plan / Statement: No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority, in consultation with the Highway Authority. This should be based on the Hertfordshire's Construction Management Template available from <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx#managementplans>. The development shall be carried out in accordance with the approved Construction Traffic Management Plan. 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).

Travel Plan: Agreed and Forming Part of the Application- No part of the development hereby permitted shall be occupied prior to the implementation of the approved Framework Travel Plan dated October 2019. Those parts, excluding the following which need to be addressed:

#### Comment

1. In general, a suitable location and set of proposed Travel Plan measures to encourage sustainable travel from the development
2. Travel Plan Coordinator (TPC) needs to be in place ahead of first occupation
3. More information on the TPC's duties, background, frequency on site will be needed
4. £6000 travel plan monitoring fee will be required, to be secured via S106
5. £50 contribution per flat to bus/sustainable travel incentives will be required
6. Bi-annual survey – SAMS/TRICS preferred as well or instead

of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

No construction management plan (CMP) has been submitted/logged in the planning portal; therefore, the HA cannot comment on/discharge the CMP.

### **Recommendation:**

Until the CMP is submitted the HA is not in a position to determine the suitability or otherwise of the application for discharge of condition.

**Signed**  
Senober Khan

30 January 2023