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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: 6/2024/1162/COND
HCC ref: WH/21478/2024
HCC received: 1 July 2024
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

29 Broadwater Road Welwyn Garden City Hertfordshire AL7 3BQ

Application type

Discharge of Condition

Proposal

Submission of details pursuant of conditions 1 and 24 (Construction Management Plan) on planning permission 6/2019/3024/MAJ

Recommendation

OTHER

COMMENTS:

Thank you for consulting the above application (Ref: 6/2024/1162/COND). This application submits CMP details for approval for conditions 1 and 24 that was applied to the grant of consent for 6/2019/3024/MAJ.

It appears that the condition 1 and 24 are identical which states that “No development shall commence until a Construction 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-andpavements/business-and-developer-information/developmentmanagement/highways-development-management.aspx#managementplans>. The development shall be carried out in accordance with the approved Construction Management Plan”.

J. Dobkin has submitted a Construction Management Plan (CMP) dated 24-05-2024 for the development located at 29 Broadwater Road.

It shows that the submitted CMP includes incorrect context of s278 works. Two site access points off Broadwater Road are included in the appendix E, which shows the scope of the s278 works, in conflict to the planning requirements 14 and 15. In accordance with condition 15, only the central access (main access) shall be allowed to access the site; all other access points, including the south entrance, should be permanently closed off Broadwater Road .

Thus, it is recommended that the applicant submit the CMP again together with the accurate scope of the S278 works.

Signed

Shamsul Huda

22 July 2024