

**Chris Carter
Assistant Director (Planning)**

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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Sir/Madam,

Application Reference: 6/2024/1425/COND

Proposed development at: 29 Broadwater Road Welwyn Garden City AL7 3BQ

Proposal: Submission of details pursuant to Condition 1 and Condition 24
(Construction Management Plan) on Planning permission 6/2019/3024/MAJ

Thank you for your application requesting approval of the above details reserved by conditions 1 and 24.

Condition 1 states:

'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-and-pavements/business-and-developer-information/developmentmanagement/highways-development-management.aspx#managementplans>.

The development shall be carried out in accordance with the approved Construction 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 2018'.

Condition 24 duplicates condition 1.

The following information was submitted: Construction Management Plan dated

March 2020 received 26/7/2024. This document has been updated following a separate meeting undertaken with the County Council Highways Team after receipt of the previous refusal.

The County Council Highways Team have been consulted and have raised no objection.

They have stated:

The revised CMP fulfilled the requirement of conditions 1, 24 and it has confirmed that the exiting access off Broadwater Road will be permanently closed off prior to first occupation under s278 agreement. Thus, the Highway authority is content with the amended CMP and will be acceptable in the highway context.

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of Conditions 1 and 24. Please note that the development must not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at l.sahlke@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,



Ms Louise Sahlke
Senior Development Management Officer