

Zayd Al-Jawad
Executive Director (Place)

Reply To: address as below
Direct Tel: 01707357000
Email: planning@welhat.gov.uk

Simon Birnbaum
SMB Town Planning Limited
10 Compass Close
EDGWARE
Middlesex
HA8 8HU

19 November 2025

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

Dear Mr Birnbaum,

Application Reference: 6/2025/2003/COND

Proposed development at: YMCA 90 Peartree Lane Welwyn Garden City AL7 3UL

Proposal: Submission of details pursuant to condition number 13 (Landscape details), 14 (Landscape and Biodiversity Management Plan), 41 (Scaled Landscape Plan) and 42 (Landscape and Ecology) on planning permission 6/2019/2714/OUTLINE

Thank you for your application requesting confirmation of compliance with the above conditions.

A Landscape Ecological Management Plan (LEMP) has been submitted, covering landscape features, habitat creation, species enhancement measures, lighting considerations, and proposed ecological monitoring.

The WHBC Tree Officer advised that a mixed native hedge would be more appropriate than Photinia 'Red Robin'. Hertfordshire Ecology agreed with this recommendation, as a native hedge would provide greater benefits to bats by attracting native insect species. Since this, this section of the LEMP was revised to show hawthorn – this change is considered appropriate and consistent with many boundary treatments found within the nearby Estate Management scheme area.

Appendix E of the LEMP contains a Biodiversity Enhancement Plan showing the proposed locations of bat boxes, bird boxes, insect houses, hedgehog houses, and hedgehog highways.

Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, Herts AL8 6AE
DX30075, Welwyn Garden City 1

Tel: 01707 357000
www.welhat.gov.uk



As the building has already been constructed, the integrated features cannot be altered. It was also of note that the integrated swift boxes have been installed on the first floor, which is generally too low for swifts.

However, neither the condition wording nor the ecology report specifically requires provisions for swifts, and other species will still be able to use these boxes. As such whilst the comments from the Swift Society are noted; for this reason, I do not consider this issue sufficient grounds to prevent discharge of the condition, particularly as the building is already complete. This approach has been agreed with through consultation with Hertfordshire Ecology.

Overall, I consider the species habitat enhancements set out in the Biodiversity Enhancement Plan to meet the requirements of the decision notice and to align with the recommendations of the ecology report.

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of conditions 13, 14, 41 and 42. 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 e.evans1@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Edd Evans', with a stylized, overlapping flourish at the end.

Mr Edd Evans
Career Grade Development Management Officer