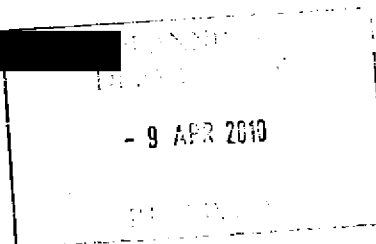


Maureen Graves

From: Suzanne White [REDACTED]
Sent: 08 April 2010 16:18
To: Parr Anna; [REDACTED]
Cc: Sam Silcocks; Planning; Chris Pattison
Subject: RE: EA response- N6/2010/0263/MA
Attachments: MJH_J1042_001a_1st April 2010.pdf



Dear Anna & Chris,

Further to your letter received on the 10th March advice has been sought from EMCUS, Geotechnical Consultants, with regard to the potential risk to controlled waters arising from the proposed scheme. Their assessment is set out in the attached letter and concludes that, as the proposed development does not extend beyond the footprint of the existing structures already on the site nor require the deepening of the existing foundations, any potential risks to controlled waters will not be increased by the proposal. As noted in the letter, the structure supporting the extension will not require any deepening of the existing foundations or earthworks etc and, as it will be located within the existing underground car park, would benefit from permitted development rights. As such, the planning application is concerned only with the works at surface level.

Once operational, drainage for the new structure will be connected to the existing BioPark services infrastructure. In particular, surface water drainage will connect to the drainage system presently serving the upper car deck. Refuse collection/disposal (including laboratory waste) will be undertaken as part of the existing BioPark site facilities management arrangements, as will delivery and storage of materials.

I trust that this is sufficient to demonstrate that the proposed scheme would not represent an increased risk to controlled waters. If however, you have any residual concerns in respect of the scheme, I would be grateful if you could identify where these lie.

Regards,

Suzanne

Suzanne White

TurnberryConsulting

41-43 Maddox Street
London W1S 2PD

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From: Parr Anna [REDACTED]
Sent: 10 March 2010 10:16
To: planning@welhat.gov.uk
Cc: s.silcocks@welhat.gov.uk; Suzanne White
Subject: EA response- N6/2010/0263/MA

Hello,

Please find attached our response to your enquiry.

09/04/2010

If you have any further queries please do not hesitate to contact me.

Many Thanks

Anna Parr
on behalf of Colne Planning Team
Email [REDACTED]

Environment Agency
North East Thames Area Office
Apollo court, 2 Bishops Square Business Park, St Albans Road West, Hatfield, Hertfordshire, AL10 9EX
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MJH/J1042a/001

1st April 2010

Norder Design Associates Limited
Beech Lawn
Green Lane
Belper
Derbyshire
DE56 1BY

For the attention of: Mr Richard Peck

Dear Sirs,

Bio-Park, Broadwater Road, Welwyn Garden City, Hertfordshire

Further to your recent request, we have pleasure in making the following comments in response to the Environment Agency letter addressed to Welwyn-Hatfield District Council (ref. NE/2010/109349/01-L01, dated 9th March 2010), a copy which you provided on 15th March 2010.

You have advised that an existing multi-level car-park in the northern area of the above site is to be modified to provide additional laboratory and office space. The car-park, which is located immediately adjacent to an existing laboratory building currently comprises 2 lower 'basement' levels and an upper deck. The upper deck of the car park is at approximately the same level as the ground floor of the adjacent laboratory building. An additional 2 floors of office / laboratory space are to be provided by modifying the upper deck of the car park and constructing an additional storey from the top of the existing car park structure. You have advised that the proposed development will not require any deepening of the existing car-park building foundations or earthworks, etc., to be undertaken at the site. Furthermore, it is understood that built development, and / or removal of any impermeable surfacing, etc. is not proposed elsewhere on the site.

In their letter of 9th March 2010, the Environment Agency (EA) advise Welwyn-Hatfield District Council that 'We object to the proposed development as submitted because there is insufficient information to demonstrate that the risk to controlled waters is acceptable'. The letter from the EA goes on to advise that it is the Major Aquifer beneath the site which is of primary concern.

We are not aware of what information has have been provided to the EA, but given the proposed development does not extend beyond the footprint of the existing structures already on the site, nor require the deepening of the existing foundations, we consider that any potential risks to controlled waters will not be increased from the proposed development. As such, we consider that further consideration of any risks posed to controlled waters from the proposed development is not necessary at this stage.

We trust that the above is acceptable to yourselves. Should you have any comments or queries, however, or wish to discuss any of these matters, however, please do not hesitate to contact us.

Yours faithfully
For & on behalf of Emcus Limited

Marcus Hanford Bsc (Hons) PgDip FGS
Technical Director