



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2010/0263/MA

ERECTION OF TWO STOREY BUILDING FOR EMPLOYMENT (B1) USE

at: BIO-PARK BROADWATER ROAD WELWYN GARDEN CITY

Agent Name And Address

MS WHITE
TURNBERRY CONSULTING
41-43 MADDOX STREET
LONDON
W1S 2PD

Applicant Name And Address

UNIVERSITY OF HERTFORDSHIRE
C/O AGENT

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 15/02/2010 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details 1:1250 Site Location Plan & 100 & 110 & 111 & 112 & 113 & 114 & 115 & 116 & 117 & 118 received and dated 15 February 2010 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. Within four months of the first occupation of the development hereby approved, the applicant shall implement a Green Travel Plan with the object of reducing the staff and visitors travelling to the development by private car which shall be first submitted to and approved by the Planning/Highway authorities. The scheme shall then be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To promote sustainable transport measures to the development in accordance with policy M3 of the Welwyn Hatfield District Plan 2005. The timescale in which the Green Travel Plan is submitted has been considered in accordance with the applicant's current situation as detailed in accordance with email received and dated 14 May 2010.

Continuation ...

4. Prior to the first occupation of the development hereby permitted, a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the proposal does not pose an unacceptable risk to groundwaters in accordance with PPS23 and Policy R7

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPS4, PPG13, PPS23, PPG24, East of England Plan 2008 policies SS1, SS2, SS3, T14, ENG1, ENG2, ENV7 and development plan policies SD1, GBSP2, R3, R5, R7, M3, M14, D1, D2, D5, D7, D9, EMP1, EMP2, EMP3 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

INFORMATIVE:

1. It is recommended that the constructors comply with the guidance on construction/demolition noise and dust pollution during construction, which was sent with the Case Officers letter dated 22 March 2010. If you require a copy of this guidance please do not hesitate to contact the Case Officer on 01707 357517.

Date: 17/05/2010



Tracy Harvey
Head of Development Control