



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

CC Application No: 6/2467-10 (CC0736)

Description & location of development:

APPLICATION FOR PROPOSED NEW TWO STOREY BUILDING AND RELATED WORKS TO INCLUDE: AMENDMENTS TO THE EXISTING SITE ACCESSES FROM BROAD COURT AND BROADWATER ROAD; CONSTRUCTION OF AN INTERNAL ACCESS ROAD; SERVICE YARD AND CAR PARKING; HARD AND SOFT LANDSCAPING AND OTHER ASSOCIATED WORKS FOR HERTFORDSHIRE COUNTY LIBRARY SERVICES ON LAND AT BROADWATER ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE AL7 3BQ.

To: Mr Dick Bowler
Hertfordshire County Council
County Hall
Pegs Lane
Hertford
Herts
SG13 8DE

In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMITS the development proposed by you in your Planning Application dated 11 October 2010, received with sufficient particulars on 19 October 2010 including the Design and Access Statement, Supporting Planning Statement, Transport Assessment, Framework Green Travel Plan, Flood Risk Assessment, Ecological Assessment, Tree Assessment and Landscape Proposals, Archaeological Desk-Based Assessment and Dated: 1st day of February 2011 Signed: [Redacted Signature]

DEVELOPMENT CONTROL MANAGER

Energy Statement which accompanied the application, subject to the fourteen conditions which are detailed in the attached schedule with the reasons for their imposition.

Dated: 1st day of February 2011

A large black rectangular redaction box covering the signature of the Development Control Manager.

DEVELOPMENT CONTROL MANAGER

Schedule of 14 conditions to be attached to planning permission
6/2467-10 (CC0736)

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Time Limit

1. The development hereby permitted shall be begun before the expiration of a three year period commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Layout '1957 A 103 C'
Existing Site Layout '1957 A 101 B'
Proposed Site Sections '1957 A 102 B'
Ground Floor Plan - General Arrangement '1957 A 104 C'
First Floor Plan – General Arrangement '1957 A 105 B'
Roof Plan – General Arrangement '1957 A 106 B'
Sections – General Arrangement '1957 A 110 A'
Sections – General Arrangement – Colour Version '1957 A 108 C'
Elevations – General Arrangement – Colour Version-'1957 A 107 C'
Elevations – General Arrangement '1957 A 109 A'
Landscape Sections 'DO118_02_A'
Landscape Proposals 'DO118_01_G'
Proposed Access Arrangements 'ST-2109-3-A'
Proposed Drainage Strategy 'ST-2109-4-C'
Topographical Survey 'SO6147/1'
Topographical Survey 'SO6147/2'

Reason: For the avoidance of doubt.

Hours of Construction, Working and Deliveries.

3. There shall be no deliveries or construction work on the development hereby permitted other than between the hours of 8am and 6pm on Mondays to Fridays (excluding bank/public

Dated:¹⁵ day of FEBRUARY 2011

Signed 

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holidays) and 9am to 1pm on Saturdays, without the previous written agreement of the Local Planning Authority.

Reason: In the interest of residential amenity

Flood Risk Assessment

4. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (FRA for Land at 29 Broadwater Road, Welwyn Garden City, dated July 2010, reference ST2109/FRA-1007, revision 0) and the following mitigation measures detailed within the FRA:

- Limiting the surface water run-off generated to a greenfield runoff rate of 8.5 l/sec from the site up to the 100 year critical storm.
- Providing attenuation of surface water on the site up to the critical 100 year storm including an allowance for climate change.
- Maximising the use of SUDS on the site by incorporating permeable paving and swales where possible.

Reason: To reduce the risk of flooding to the proposed development and elsewhere by ensuring the satisfactory storage and disposal of surface water from the site.

Contamination

5. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:

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- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect the water environment.

Verification Report

- 6. Prior to development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for**

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contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To protect the water environment.

Remediation Strategy

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the water environment.

Infiltration of surface water drainage

8. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect the water environment.

Highways

9. The development shall not be brought into use until the improvements to the existing accesses as shown on Drawing No ST-2109-3-A have been completed.

Reason: In the interest of highway safety.

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Green Travel Plan

10. Two months prior to the first occupation of the development 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 Local Planning Authority.

Reason: To assist in achieving greater use of sustainable transport modes, with less reliance on the private car, in line with national government policies and County Council's sustainable transport policies.

Archaeology

11. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation

Reason: To safeguard potential archaeological interests at the site.

12. The development shall not be occupied/used until the archaeological investigation and post investigation assessment has been completed in accordance with the programme set out in

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the Archaeological Written Scheme of Investigation approved under condition 11.

Reason: To safeguard potential archaeological interests at the site.

Arboricultural Method Statement

13. Within three months of the date of this permission, a detailed Arboricultural Method Statement in line with the guidelines in BSA 5837: 2005 shall be submitted to the Local Planning Authority for approval in writing. The method statement shall include provision for monitoring of tree protection on a regular basis by a qualified Arboriculturalist. The scheme shall be implemented in full.

Reason: To safeguard the amenity of the site.

Landscaping

14. Within three months of the commencement of development a comprehensive landscaping scheme shall be submitted and approved in writing by the Local Planning Authority. The scheme shall provide details, including samples of materials as appropriate, for all areas of hard and soft landscaping within the site, including planting layouts with species indicated and details of any proposed fencing.

All planting, seeding or turfing in the approved details of landscaping shall be carried out in accordance with the approved details. The scheme shall include a programme for landscape maintenance for a minimum period of 5 years and plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.

Reason: To ensure landscaping is carried out to a high standard.

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Reasons for the grant of planning permission

The proposal has been considered against the policies and other material considerations below and it is considered that the scheme accords with these policies and there are no material considerations which indicate a decision should be otherwise.

National Policy

Planning Policy Statement (PPS) 1: Delivering Sustainable Development

Planning Policy Statement (PPS) 4: Planning for Sustainable Economic Growth

Planning Policy Statement (PPS) 25: Development and Flood Risk

Regional Spatial Strategy for the East of England, adopted May 2008

Policy SS1 Achieving Sustainable Development

Policy ENV7: Quality in the Built Environment

Policy T14: Parking

Welwyn Hatfield District Plan 2005, adopted April 2005

Policy SD1: Sustainable Development

Policy R1: Maximising the Use of Previously Developed Land

Policy R2: Contaminated Land

Policy R3: Energy Efficiency

Policy R7: Protection of Ground and Surface Water

Policy R17: Trees, Woodland and Hedgerows

Policy R20: Light Pollution

Policy M1: Integrating Transport and Land Use

Policy M5: Pedestrian Facilities

Policy M6: Cycle Routes and Facilities

Policy M14: Parking Standards For New Development

Policy D1: Quality of Design

Policy D2: Character and Context

Policy D5: Design for Movement

Policy D8: Landscaping

Policy D9: Access and Design for People with Disabilities

Policy OS1: Urban Open Land

Dated: ^{5th}..... day of FEBRUARY 2011

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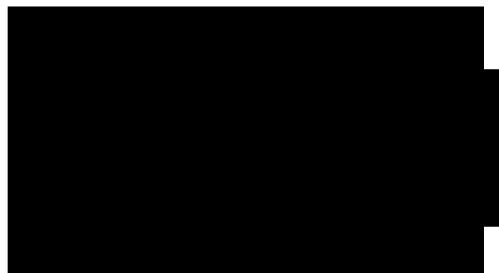
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Policy CLT4: Arts and Cultural Facilities
Policy CLT12: New Community Facilities
Policy EMP2: Acceptable Uses in Employment Areas
Policy EMP13: Design Criteria for Employment Development

The principal issues considered and why these issues have been decided in the applicant's favour, having regard to the relevant policies are:

1. As the criteria of EMP2 could be met, and given the close relationship the proposal would have with permitted uses in the employment area, combined with a relatively local location to the existing library and the length of the time the site has remained vacant, it is considered that this proposal would comply with policy EMP2 of the Welwyn-Hatfield District Plan.
2. The proposal would contribute positively to the character of the open land area and comply with policy OS1.
3. The applicant has also demonstrated that the site would meet the criteria of PPS4.
4. The highway and parking arrangements comply with policies M14 and M1 of the Welwyn-Hatfield District Plan.

Dated:^{1st}..... day of FEBRUARY 2011



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