

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
3/04/2018	Chris Carter	Jeannette Hollingsworth
Planning Application Number	Worksheet Number	
6/2018/0171/MAJ	Wk96345	

Address: Former Shredded Wheat Factory Welwyn Garden City AL8 6UN

Application Details:

Creation of a mixed-use quarter comprising the erection of up to 1,340 residential dwellings including 414 (31%) affordable dwellings (Use Class C3); 114 extra care homes (Use Class C2); the erection of a civic building comprising 494 sq.m of health (Use Class D1), 494 sq.m of community use (Use Class D1), 1,232 sq.m of office (Use Class B1) and 646 sq.m of retail (Class A1/A2/A3/A4/A5); alterations, additions and change of use of Grade II Listed Building and retained Silos to provide 5,096 sq.m of flexible business floorspace (Use Class B1), 265 sq.m Combined Heat and Power (Sui Generis), 2,494 sq.m International Art Centre (Use Class D1), 1,226 sq.m Gymnasium (Use Class D2), 1,576 sq.m of restaurant/coffee shop/bar (Use Class A1/A3/A4/A5), Creche/Day Nursery of 644 sq.m as well as a Network Rail TOC Building of 364 sq.m; plus associated car parking, access, landscaping, public art and other supporting infrastructure.

Considerations relevant to Environmental Health for this application

Noise
Air Quality and Dust
Contaminated Land
Public Health

Description of site and discussion of considerations

The Site is located to the East of Welwyn Garden City town centre in Hertfordshire and occupies an area of approximately 8.7 ha. The Site, which is centred approximately on National Grid Reference (NGR) TL241 128, is bound by Bridge Road (B195) to the North, Broadwater Road (A1000) to the East, the East Coast Mainline railway to the West, and Salvisberg Court (a new residential development) to the South. Hyde Way bisects the Site in an East-West direction and extends to a footbridge over the railway tracks.

Noise

Construction Site

Construction site noise will be of a significant impact on the nearest noise sensitive dwellings particularly those in Birkin Court and Salvisberg Court. Specific mitigation measures should form part of the application. These properties in very close proximity must be provided with specific protection such as barriers and time constraints.

Proposed Development

The main existing sources of noise impacting on the site are transport noise from Broadwater Road and Bridge road and the mainline railway each forming a boundary to the site.

A further noise source is from the adjacent PW Gates building which is a distribution centre and operates 24 hours a day.

There are a complex number of future noise sources from the site itself from fixed air handling systems and plant, the heat and power source facility, mechanical and electrical equipment and services and from the use of commercial and leisure premises.

The high number of hard reflective vertical surfaces and associated alleyways combined with large numbers of people living and using the site is creates an unknown noise climate which should be assessed and taken into account.

Summary of comments:

- This site has the potential for noise disturbance from a diverse range of existing and potential noise sources.
- The reference and assessment criterion used within the EIA are agreed as relevant and appropriate.
- The application states that noise mitigation measures will be required to ensure a reasonable level of amenity on the site
- No detailed noise levels for façades at different locations and heights across the site have been assessed or provided
- The monitoring undertaken in November last year indicates that the site will fall into the medium to high risk category of the Professional Planning Guidance
- A full assessment and acoustic design statement in accordance with ProPG has not been submitted

It is considered that due to the large and complex nature of the site that reliance on generic conditions is not suitable. The lack of detail regarding noise mitigation would require the use of conditions requiring their approval of further matters after permission has been granted which does not meet the Government Planning Practice Guidance

Therefore, an objection is raised to this application on the grounds insufficient information has been provided.

Public Health

A Health Impact Assessment is required for this site as part of the application.

Air Quality

The current monitoring of Nox by diffusion tubes indicates this area is almost at levels requiring the declaration of an Air Quality management area. Therefore, we require a long term real time monitoring programme of particulates (PM10 and PM 2.5) and Oxides of nitrogen to assess the impact of the site during both construction and once occupied. The impact on air quality needs to take into account the cumulative effect of the other development sites. The council should be given full access to the results.

Contaminated Land

The standard condition will be required

Conclusion

- Recommend planning application is permitted •
- Recommend planning application is permitted but with conditions •
- Recommend planning application is refused X