

Environment Director & Chief Executive:
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Date 14 February 2018

RE: 6/2018/0254/COND - Studio Four, 37 Broadwater Road, Welwyn Garden City, AL7 3AX

Dear Louise,

Thank you for consulting us on the above application for the submission of details pursuant to condition 1 (material samples), 2 (hard and soft landscape), 3 (details regarding sedum roof), 4 (surface water drainage), 5 (construction management plan), 6 (bin storage) and 7 (cycle storage) on planning permission 6/2016/2497/MAJ, dated 16/05/2017, at Studio Four, 37 Broadwater Road, Welwyn Garden City, AL7 3AX.

In relation to conditions 1, 2, 5, 6 and 7, this is something we cannot advise on, as it does not relate to flood risk or surface water drainage.

In relation to condition 3, as we did not recommend this condition we are not in a position to formally recommend its discharge. However we have been asked by the LPA to offer advice to place them in a position to make their own decision on whether to discharge the conditions.

Condition 3 states:

No development shall take place until full details have been submitted to and approved in writing by the Local Planning Authority in relation to the sedum roof. This shall include a method for installation and maintenance of the sedum roof once installed. The development shall not be carried out and maintained other than in accordance with the approved details.

REASON: In order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

The applicant has provided a method for installation and basic maintenance of the sedum roof.

Therefore, we would advise the LPA that the information submitted in support of this condition in relation to surface water does provide the required information and we would advise to discharge condition 3.

Condition 4 states:

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro- geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented and retained in accordance with the approved details before the development is completed. The scheme shall also include:

- 1. Detailed engineered drawings of proposed SuDS features.*
- 2. Details of how the scheme shall be maintained and managed after completion.*

REASON: To prevent the increased risk of flooding, both on and off site.

The applicant has provided detailed drawings of proposed SuDS features.

The applicant has provided details of maintenance and management after completion.

Therefore, we would advise the LPA that the information submitted in support of this condition in relation to surface water does provide the required information and we would advise to discharge the condition 4.

Please note if the LPA decide to discharge the conditions, we wished to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely,

Julia Puton
SuDS Officer
Hertfordshire County Council