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Ref: 6/2021/2857/MAJ

32952/A3/JM/mg

17 May 2022

Dear Raymond

FORMER GASHOLDERS SITE, TEWIN ROAD, WELWYN GARDEN CITY
APPLICATION REF: 6/2021/2857/MAJ
MAY 2022 UPDATE

I write on behalf of my client, Henry Boot Developments, to enclose revised reports and plans for planning application ref: 6/2021/2857/MAJ for the redevelopment of the former Gasholders site at Tewin Road, Welwyn Garden City.

As part of ongoing Section 106 drafting, it has been identified that the red-line boundary of the Site requires a minor amendment along the western (rear) boundary of the Site to remove 3rd party land interests. In addition, a 3m high-voltage cable easement has also been identified along the western boundary which was not previously reflected on the application plans. As a result, the proposed building has been moved circa. 3.5m towards Tewin Road, resulting in the net loss of 1no. parking bay in the Unit 2 / 3 yard.

Accordingly, the following reports and plans have been amended to reflect the above changes:

Reports

- Design and Access Statement
- Transport Statement
- Workplace Travel Plan
- Flood Risk Assessment
- Sustainable Drainage Statement

Registered in England
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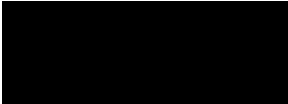
Plans

- Site Location Plan (1734-JSA-WY-XX-DR-A-01001 Rev P5);
- Site Block Plan (1734-JSA-WY-XX-DR-A-01201 Rev P11);
- Site Constraints Overlay (1734-JSA-WY-XX-DR-A-01202 Rev P5);
- Landscape Detail Plan (1734-JSA-WY-XX-DR-A-01203 Rev P5);
- External Lighting Plan (NT0826-AGL-EX-XX-DR-E-2401 Rev P07); and
- Cycle Store Details (1734-JSA-WY-XX-DR-A-90202 Rev P1), submitted in response to a proposed pre-commencement condition.

The changes are non-material in nature, however it is acknowledged that the boundary alteration will require a 21-day re-consultation.

As such, I trust that this information is sufficient to enable the re-consultation to promptly commence and do not anticipate any issues arising due to the non-material nature of the changes. Nevertheless, please do not hesitate to contact me should you require any additional information at this stage.

Yours Sincerely



JOSHUA MELLOR
Planning Associate Director