

To: Mr J Waterhouse
Iceni
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1300 daily.

**Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015**

To: Mr J Waterhouse

Application No: N6/2015/0294/PP

Date of Approval: 18 August 2017

Development: Outline planning permission for part demolition, repair, restoration, extension and conversion of the former Shredded Wheat factory complex to include demolition of all buildings and structures except the original 1920's silos, production hall, grain store and boiler house. Refurbishment and change of use of the retained listed buildings to provide 2 Class C3 residential units, a Class C1 boutique/budget hotel, Class B1(a) offices, a Class A4 pub/bar, a Class D1 crèche and a Class D2 gym/dance/exercise studio. Erection of up to 850 Class C3 dwellings to potentially include up to 80 Class C2 (and/or C3 assisted living units), Class A1 retail, Class A3/A4 restaurants/café/bars/pubs, Class D1 community use and healthcare and Class D2 gym/dance/exercise studio floorspace. Provision of external space for leisure and recreation to include a linear park, external games/play area, allotments and a skate park. Creation of internal estate roads, paths, vehicle and cycle parking. Associated highway works comprising the widening of footways and the provision of cycle ways to Broadwater Road and Bridge Road, works to Hyde Way, junction remodelling works and the erection of a new footbridge from Bridge Road. Phase 1 (Blocks 2,3,4,5,6 & 7 on land to the north and west of Hyde Way and northern part of Block 1) – Includes Appearance, Means of Access, Landscaping, Layout and Scale in addition to all associated highway works. Phase 2 (Blocks 8,9,10,11 & 12 and southern part of Block 1 on land to the south of Hyde Way) – Includes Means of Access with Layout, Scale, Appearance and Landscaping reserved

At Location: Former Shredded Wheat Factory, Bridge Road, Welwyn Garden City, AL8 6UN

Applicant:

Application Date: 13 February 2015

1. 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 site investigation scheme, based on the submitted phase 1 Environmental Assessment (Delta-Simons ref 2342.17 V2) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2) The site investigation results and the detailed risk assessment (1) 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.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) 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 groundwater. The site is located in a source protection zone three (SPZ3) over a principle aquifer for drinking water. The site is known to be historically contaminated and in accordance with Policy R7 of the Welwyn Hatfield District Plan 2005.

2. 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: Intrusive investigations will not necessarily capture all contaminants present, hence the need to appropriately address any new source discovered during excavation and development, in accordance with Policy R7 of the Welwyn Hatfield District Plan 2005.

3. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be

produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to: • human health, • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, • adjoining land, • groundwaters and surface waters, • ecological systems, • archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part 1, and where remediation is necessary a remediation scheme must be prepared

in accordance with the requirements of part 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3.

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4. No development (including demolition) shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan as approved shall be implemented throughout the demolition and construction period.

REASON: To ensure measures are in place to minimise waste generation and maximise the on-site and off-site reuse and recycling of waste materials, in accordance with Hertfordshire Waste Core Strategy 2012 and Development Management Policies DPD 2012.

5. Construction of the development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:

- Construction vehicle numbers, type, routing;
- Traffic management requirements;
- Construction and storage compounds (including areas designated for car parking);

- Siting and details of wheel washing facilities;
- Cleaning of site entrances, site tracks and the adjacent public highway;
- Timing of construction activities;
- Provision of sufficient on-site parking prior to commencement of construction activities;
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- Provision of hoarding around the site
- Provision of measures to protect retained trees
- Noise control measures to minimise noise and vibration
- Dust control measures

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way and the amenity and living conditions of the wider public in accordance with the mitigation measures set out in the Environmental Statement.

6. Prior to the commencement of any works to the Listed Buildings, the applicant shall submit to, and have approved in writing by, the Local Planning Authority a detailed specification for the proposed works. Drawings shall be provided at 1:20 scale for typical elevations and sections and 1:5 for sectional details.

The submitted specification shall include:

i) A schedule of repairs to the listed building;

ii) INTERNAL

- A method statement for removing buildings, walls and forming openings in floors;
- Details and samples of materials to be used, including the interior finish;
- Precise details of new staircases, alterations to existing staircases, lifts; WC accommodation;
- new floors (including finishes and protection of existing finishes); ceilings, exposed services and/or ducts/suspended ceilings/raised floors;
- internal insulation and finishes;
- partitions, opening doors/frames;
- secondary windows;
- Heating and ventilation installations (strategic drawings
- Conservation, retention and recording of historic grain chutes etc in silo building;

iii) EXTERNAL

- External envelope including windows and doors;
- Repairs and decoration of existing concrete and steel fabric;
- Chimney vent stacks, grilles and all enclosure of plant;
- Antennae and solar installations;

- Steps, ramps, flush thresholds and handrails;
- Repair, re-furbishment and re-glazing of historic metal windows

The approved specification shall be implemented in full, prior to the occupation of the 200th residential unit, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the works to the listed building are undertaken in an appropriate manner and timeframe in accordance with Section 12 of the National Planning Policy Framework and Policy R27 of the Welwyn Hatfield District Plan 2005..

7. Notwithstanding the submitted Ecology Report (BMD.219.RP.EA.003) and the Ecology Enhancement Strategy (drawing number BMD.219.DR.P703), prior to the commencement of any works of demolition and each phase of the construction of the development, the applicant shall submit to and have approved in writing by the Local Planning Authority a Landscape and Ecology Management Plan. The plan shall include:
- i) a strategy for the visual inspection of all trees with bat roost potential as identified in the Ecology Report
 - ii) a strategy for a watching brief of all buildings to be demolished and with bat roost potential
 - iii) the exact nature, number and location of species features such as, but not limited to, bat boxes, sparrow terraces, hedgehog domes, to be included within the development
 - iv) the detail of the wildflower mix to be used as well as the locations for its use

The approved details shall then be implemented in full on site in accordance with the timescales set out in the submitted plan.

REASON: To ensure that the development has a positive impact on the ecological value of the site, in accordance with Policy R11 of the Welwyn Hatfield District Plan 2005.

8. With regard to conditions 9 - 45 (inclusive) 'Commencement of development' excludes archaeological investigations, ecological surveys or investigations, ground condition investigations and intrusive site surveys and other enabling works, demolition works, site clearance, soil storage, remedial works in respect of contamination or any other adverse ground conditions, erection of any temporary means of enclosure and land raising.

REASON: to facilitate the timely delivery of the development and to assist with development viability.

9. Details of the appearance, landscaping, layout, and scale of phase 2 (hereinafter called, the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins on that

phase and the development shall be carried out in accordance with the approved details.

REASON: The outline application as submitted does not give particulars sufficient for consideration of these reserved matters.

10. Application for approval of the reserved matters shall be made to the Local Planning authority before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 92 of the Town and Country Planning Act (As amended).

11. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: In order to comply with Section 92 of the Town and Country Planning Act (As amended).

12. Prior to commencement of development, detailed drawings of all highway works including details of the internal road layout and all materials to be used for hard surfaced areas including roads, cycleways, footpaths and car parking shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the highways are constructed to the current Highway Authority's specification and that all highway areas are built to adoptable standards

13. a) Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on TPA drawing titled, Octabout Design Proposals Option A, numbered TPA Drawing 1309-14 PL129 has been submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the off-site highway improvement works referred to in Part a of this condition shall be completed to the written satisfaction of the Local Planning Authority.

REASON: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety, to protect the environment of the local highway corridor and to ensure that the development does not have an unacceptable impact on safe and free flow of the pedestrian and highway network.

14. a) Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on TPA drawing titled, Broadwater Road Proposed Improvements with Centre Line, numbered TPA Drawing 1309-14 PL137 , Drawing 1309-14 PL108 and Drawing 1309-14 PL120 has been submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the off-site highway improvement works referred to in Part a of this condition shall be completed to the written satisfaction of the Local Planning Authority.

REASON: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety, to protect the environment of the local highway corridor and to ensure that the development does not have an unacceptable impact on safe and free flow of the pedestrian and highway network.

15. a) Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on TPA drawing numbered TPA Drawing 1309-14 PL109 Rev H and PL134 Rev A (Option 3) has been submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the off-site highway improvement works referred to in Part a of this condition shall be completed to the written satisfaction of the Local Planning Authority.

REASON: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety, to protect the environment of the local highway corridor and to ensure that the development does not have an unacceptable impact on safe and free flow of the pedestrian and highway network.

16. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

17. Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following: -
- i) Roads, footways, cycleways, foul and on-site water drainage.
 - ii) Roads and footway.
 - iii) Foul and surface water drainage.
 - iv) Visibility splays.
 - v) Access arrangements.
 - vi) Parking provision in accordance with adopted standard.
 - vii) Loading areas.
 - viii) Turning areas.

REASON: To ensure satisfactory development of the site

18. a) The development hereby permitted shall not be occupied until an Overarching Travel Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority, such Travel Plan shall accord with Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance'

b) No part of the development hereby permitted shall be occupied prior to the approval of the Overarching Travel Plan and the approval of the relevant Plot Travel Plans and the implementation of those parts identified in the approved Overarching Travel Plan referred to in Part a of this condition as capable of being implemented prior to occupation. Those parts of the approved Overall Travel Plan and the Plot Travel Plans implemented in accordance with the timetable contained therein shall continue to be implemented as long as any part of the development is occupied.

REASON: To ensure that the development is as sustainable as possible

19. Notwithstanding the approved plans, the development shall not be occupied until details of additional, publically available, cycle parking have been submitted to and agreed in writing by the Local Planning Authority. The approved details shall then be implemented in full prior to the first occupation or use of the 100th dwelling and retained in perpetuity.

REASON: To ensure that adequate and managed public cycle parking is available in the vicinity of the railway station bridge.

20. The development permitted by this planning permission shall be carried out in accordance with the flood risk assessment (FRA) and drainage strategy addendum report 2 produced by ICIS design dated July 2016 and the following mitigation measures as detailed within the FRA.

1) The surface water run-off generated by the development must not exceed of 310 l/s during the 1 in 100 year + climate change event.

2) Attenuation must be provided to ensure that there is no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event. Above ground Sustainable Urban Drainage measures (SUDS) such as green and brown roofs, rain gardens, ponds, swales, and permeable pavements must be prioritized during the detailed design stage. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority (LPA) and retained in perpetuity.

If after further detailed design and calculations the applicant proposes a reduction in the attenuation volumes to be provided in each catchment, such changes will need to be agreed with the LPA.

REASON: To prevent flooding by ensuring the satisfactory disposal of surface water from the site.

21. 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- 1) Detailed drainage plan showing the location, size and engineering details of the proposed Sustainable Urban Drainage measures (SUDS), pipe runs, manholes etc.
- 2) Detailed surface water run-off and volume calculations for 1:100 year + climate change event are required within the surface water drainage assessment, which ensures that the site has the capacity to accommodate all rainfall events up to 1:100 year + climate change event.
- 3) Details of future maintenance of the drainage scheme.

REASON: To ensure that the site can effectively be drained and maintained during the lifetime of the development.

22. Prior to occupation of any part of the 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 contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To protect groundwater. This condition ensures that all contaminated material identified on site has been removed or remediated in accordance with Policy R7 of the Welwyn Hatfield District Plan 2005.

23. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect groundwater as the site is known to be historically contaminated, in accordance with Policy R7 of the Welwyn Hatfield District Plan 2005.

24. 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 groundwater. Soakaways and infiltration features through contaminated soils are unacceptable as they create new pathways for pollutants to migrate into groundwater, mobilising contaminants already in the subsurface and causing further pollution, in accordance with Policy R7 of the Welwyn Hatfield District Plan 2005.

25. Prior to the commencement of the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating a scheme to protect the proposed development from traffic noise, railway noise and that associated with other uses on the site which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 and the ventilation standards within Approved Document F of the Building Regulations. The mechanical ventilation system shall provide a ventilation rate of at least the purge rate within Approved Document F (4 air changes per hour) when required to maintain thermal comfort.

REASON – To protect the occupants of the new development from noise disturbance in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005.

26. At least six months before any part of the commercial development takes place the applicant shall submit to, for approval in writing by, the Local Planning

Authority a scheme of sound insulation for the commercial buildings. Thereafter, the buildings shall not be occupied until the approved scheme has been fully implemented and thereafter retained in perpetuity.

REASON - to protect the occupants of nearby residential properties from noise disturbance, in accordance with policy R19 of the Welwyn Hatfield District Plan 2005.

27. At least six months prior to the installation of any plant and equipment the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to noise from plant and equipment to be installed at the premises with evidence in the form of an acoustic report showing that noise emissions from plant and equipment will be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties (proposed and existing) (using the methodology outlined within BS4142:2014). Any plant and equipment subsequently installed shall be in accordance with the approved details.

Reason –to protect the amenity of the residents and other nearby residential properties, in accordance with policy R19 of the Welwyn Hatfield District Plan 2005

28. At least six months prior to the installation of any lighting on the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the external lighting scheme (including vertical lux diagrams). This scheme must meet the requirements within the Institution of Lighting Engineers guidance notes for the reduction of obtrusive lighting. Any lighting subsequently installed shall comply with the approved scheme.

REASON –to protect the amenity of the future residents of the site and existing residential properties in the near vicinity to the development, in accordance with policy R20 of the Welwyn Hatfield District Plan 2005.

29. Deliveries to the commercial/industrial units are to not take place outside the hours of 7am and 9pm on Monday to Saturday and 10am to 2pm on Sundays.

REASON –to protect the amenity of nearby residential properties, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005.

30. A scheme of odour control for the commercial buildings with kitchen extract systems shall be submitted to and approved in writing by the Local Planning Authority at least six months prior to installation. Thereafter, the buildings shall not be occupied until the approved scheme has been fully implemented.

REASON –to protect the amenity of nearby residential properties (existing and proposed) in accordance with Policy R18 of the Welwyn Hatfield District Plan 2005.

31. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works has been submitted to and approved by, the Local Planning Authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

32. No piling shall take place without the express written consent of the Local Planning Authority and until evidence to show that there is no resultant unacceptable risk to groundwater and a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: In order to protect local underground sewerage utility infrastructure and to avoid the creation of new pathways for pollutants.

The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

33. The construction of each building shall not commence until samples of the materials to be used in the construction of the external surfaces of the each building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

34. Prior to the commencement of development on block 5, as shown on drawing number 2455-T-00-0099-ZXX Rev 02, the applicant shall submit to, and have approved in writing by, the local planning authority a scheme of measures to reduce wind shear around the east end of the silo building and the two building entrances on the north side of the silo building. The approved details shall be implemented on site, and maintained in perpetuity, prior to the first occupation of any dwelling or premises within blocks 4, 5, 6 or 7 as shown on drawing number 2455-T-00-0099-ZXX Rev 02.

REASON: To ensure an acceptable level of pedestrian comfort in these locations, in accordance with Policy D1 of the Welwyn Hatfield District Plan

2005 and to deliver the mitigation measures identified in the Environmental Statement.

35. Notwithstanding the submitted Landscaping Scheme and Landscaping Plans, prior to the commencement of development on each block, the applicant shall submit to, and have approved in writing by, the local planning authority, a phased landscaping delivery plan. The approved plan for each block shall be implemented in full prior to the end of the first planting season following the first occupation of each block.

Reason: In order to ensure the delivery of an acceptable scheme of landscaping in accordance with policy D8 of the Welwyn Hatfield District Plan 2005.

36. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A - H of Part 1 of Schedule 2 or Classes A and B of Part 2 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

37. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Class A of Part 3 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of the vitality of the nearby town centre in accordance with Policy TCR3 of the Welwyn Hatfield District Plan 2005.

38. Prior to the occupation of Phase 1, the applicant shall submit to, and have approved in writing by, the local planning authority, a boundary treatment scheme to be implemented along the boundary between phase 1 and phase 2 in the event that phase 1 is completed before development on phase 2 is commenced.

REASON: In the interest of maintaining a high quality design environment, in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

39. The premises falling within Use Classes A1, D1 and D2 hereby approved shall only be open to the public between 06.30hrs to 22.00hrs.

Reason: In order to protect the living conditions of local residents, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005.

40. The premises falling within Use Classes A3 and A4, hereby approved, shall only be open to customers between 06.30hrs and 23.00hrs. Any customers remaining in the buildings or outdoor seating areas after these hours shall leave the premises not later than 30 minutes after the stated closing hours.

REASON: In order to protect the living conditions of local residents, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005.

41. Prior to the commencement of development on Block 3, the developer shall provide to, and have approved in writing by, the Local Planning Authority, full details of the proposed pedestrian bridge from Block 3 to Bridge Road. The submitted details shall include details of construction type and methodology, bridge dimensions and materials. The approved details shall then be implemented in full on site.

REASON: To ensure that the new bridge is of a design and appearance which is suitable to the development, in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

42. Prior to the commencement of development on each block, the developer shall submit to, and have approved in writing by, the Local Planning Authority, a schedule of sustainability measures to be included in that block. The approved schedule shall then be implemented in full and maintained.

REASON: To ensure the delivery of sustainability measures as set out in the application documents, and to accord with the aims of the Broadwater Road West Supplementary Planning Document 2008, Policies SD1 and R3 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

43. All new dwellings on the site shall be constructed to Lifetime Homes Standards, as set out in the submitted Planning Statement.

REASON: To ensure that the development is capable of meeting the needs of all age groups and to accord with the requirements of Policy H10 of the Welwyn Hatfield District Plan 2005.

44. Prior to the first occupation of any of the retained Listed buildings, the applicant shall submit to, and have approved in writing by, the Local Planning Authority a Listed Building Management and Maintenance Plan. The approved plan shall then be implemented in full on site in perpetuity.

REASON: In order to ensure that the Listed buildings are maintained in an appropriate manner following the completion of the development in accordance with Chapter 12 of the National Planning Policy Framework.

45. Prior to the commencement of development on Block 1, the applicant shall submit to, and have agreed in writing by, the Local Planning Authority, full

details of the proposed railway bridge pedestrian lift, including a management and maintenance plan as well as details of the hours of operation. The agreed details shall be implemented in full.

REASON: In order to ensure that the lift is available for public use at all times following installation and to accord with Policy M5 of the Welwyn Hatfield District Plan 2005.

46. Before the commencement of any work on site a delivery schedule plan shall be submitted to, and approved in writing by, the Local Planning Authority defining the delivery schedule of the various parts of the development. Following the written approval of the delivery schedule plan, the term "prior to commencement" contained within conditions 9-45 (inclusive) shall be deemed to mean "prior to the commencement of any work on that phase"

REASON: In order to ensure the managed delivery of each part of the development and to ensure that the requirements of other conditions are complied with at the appropriate time

DRAWING NUMBERS

47. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
2455-T-01-0021-DXX	05	Block 1 - Elevations & Sections	29 March 2016
2455-T-01-0001-D01	05	Block 1 - First Floor Plan	29 March 2016
2455-T-01-0000-D00	05	Block 1 - Ground Floor Plan	29 March 2016
2455-T-01-0002-D02	05	Block 1 - Roof Plan	29 March 2016
2455-T-01-0020-DNO	06	Block 1 - Elevations	29 March 2016
2455-T-02-0035-AEA	06	Block 2 - Building A Detailed Elevation East	29 March 2016
2455-T-02-0036-BWE	06	Block 2 - Building B Detailed Elevation West	29 March 2016
2455-T-02-0021-Z01	08	Block 2 - First Floor Plan	29 March 2016
2455-T-02-0024-Z04	07	Block 2 - Fourth Floor Plan	29 March 2016
2455-T-02-0020-Z00	08	Block 2 - Ground Floor Plan	29 March 2016
2455-T-02-0026-Z06	06	Block 2 - Roof Plan	29 March 2016
2455-T-02-	07	Block 2 - Second Floor	29 March 2016



0022-Z02		Plan	
2455-T-02-0023-Z03	07	Block 2 - Third Floor Plan	29 March 2016
2455-T-02-0030-AXX	06	Block 2 - Building A Elevations North,South,East,West	29 March 2016
2455-T-02-0025-Z05	07	Block 2 - Fifth Floor Plan	29 March 2016
2455-T-03-0024-Z04	07	Block 3 - Fourth Floor Plan	29 March 2016
2455-T-03-0020-Z00	07	Block 3 - Ground Floor Plan	29 March 2016
2455-T-03-0025-Z05	08	Block 3 - Fifth Floor Plan	29 March 2016
2455-T-03-0021-Z01	07	Block 3 - First Floor Plan	29 March 2016
2455-T-03-0032-ZNO	05	Block 3 - North Elevation - Detailed	29 March 2016
2455-T-03-0033-ZEA	05	Block 3 - East Elevation - Detailed	29 March 2016
2455-T-02-0031-BXX	07	Block 2 - Building B Elevations East,West,North-East & North-West	29 March 2016
2455-T-03-0030-ZXX	05	Block 3 - North, South & West Elevations	29 March 2016
2455-T-03-0022-Z02	07	Block 3 - Second Floor Plan	29 March 2016
2455-T-03-0026-Z06	06	Block 3 - Sixth Floor Plan	29 March 2016
2455-T-03-0023-Z03	07	Block 3 - Third Floor Plan	29 March 2016
2455-T-03-0027-Z07	03	Block 3 - Roof Plan	29 March 2016
2455-T-06-0021-AXX	05	Block 6 - East & West Elevation	29 March 2016
2455-T-06-0045-AXX	05	Block 6 - Building 6A Detailed Elevation East	29 March 2016
2455-T-06-0046-BXX	05	Block 6 - Building 6B Detailed Elevations	29 March 2016
2455-T-06-0004-Z04	07	Block 6 - Fourth Floor Plan	29 March 2016
2455-T-06-0000-Z00	08	Block 6 - Ground Floor Plan	29 March 2016
2455-T-06-0020-ZXX	05	Block 6 - North & South Elevation	29 March 2016
2455-T-06-0001-Z01	07	Block 6 - First Floor Plan	29 March 2016
2455-T-06-	07	Block 6 - Second Floor	29 March 2016

0002-Z02		Plan	
2455-T-06-0030-ZXX	05	Block 6 - Sections	29 March 2016
2455-T-06-0007-Z07	07	Block 6 - Seventh Floor Plan	29 March 2016
2455-T-06-0006-Z06	07	Block 6 - Sixth Floor Plan	29 March 2016
2455-T-06-0023-ZXX	05	Block 6 - South & West Elevation	29 March 2016
2455-T-06-0003-Z03	07	Block 6 - Third Floor Plan	29 March 2016
2455-T-06-0024-ZXX	04	Block 6 - Town House & Building 7D Elevations	29 March 2016
2455-T-06-0005-Z05	07	Block 6 - Fifth Floor Plan	29 March 2016
2455-T-06-0025-AXX	04	Block 6 - Perimeter Building Elevations	29 March 2016
2455-T-06-0008-Z08	07	Block 6 - Roof Plan	29 March 2016
2455-T-07-0047-BXX	05	Block 7 - Building 7B Detailed Elevation	29 March 2016
2455-T-07-0048-DXX	05	Block 7 - Building 7D Detailed Elevation	29 March 2016
2455-T-07-0025-AXX	03	Block 7 - Building A Side Elevations	5 April 2016
2455-T-07-0021-ZXX	05	Block 7 - East & West Elevations	29 March 2016
2455-T-07-0046-CXX	05	Block 7 - 4 Storey Townhouses C Detailed Elevation	29 March 2016
2455-T-07-0000-ZB1	06	Block 7 - Basement Level Plan	29 March 2016
2455-T-07-0044-AXX	05	Block 7 - Building 7A Detailed West Elevation	29 March 2016
2455-T-07-0002-Z01	07	Block 7 - First Floor Plan	29 March 2016
2455-T-07-0005-Z04	07	Block 7 - Fourth Floor Plan	29 March 2016
2455-T-07-0001-Z00	07	Block 7 - Ground Floor Plan	29 March 2016
2455-T-07-0006-Z05	06	Block 7 - Fifth Floor Plan	29 March 2016
2455-T-07-0030-ZXX	06	Block 7 - Sections	29 March 2016
2455-T-07-0007-Z06	06	Block 7 - Sixth Floor Plan	29 March 2016
2455-T-07-0004-Z03	07	Block 7 - Third Floor Plan	29 March 2016
2455-T-07-	05	Block 7 - Townhouse C -	29 March 2016



0045-CXX		Detailed Elevation	
2455-T-07-0008-Z07	05	Block 7 - Roof Plan	29 March 2016
2455-T-07-0003-Z02	07	Block 7 - Second Floor Plan	29 March 2016
2455-T-02-0012-ZCC	07	Blocks 2 & 3 - Section BB and CC	29 March 2016
2455-T-02-0040-ZXX	05	Blocks 2 & 3 - West & East Elevations	29 March 2016
2455-T-02-0001-Z01	07	Blocks 2 & 3 - First Floor Plan	29 March 2016
2455-T-02-0000-Z00	06	Blocks 2 & 3 - Ground Floor Plan	29 March 2016
2455-T-02-0010-ZAA	07	Blocks 2 & 3 - Section AA	29 March 2016
2455-T-06-0022-ZXX	05	Block 6 - East & West Elevation	29 March 2016
2455-T-07-0022-ZXX	05	Block 7 - East & West Elevations	29 March 2016
2455-T-07-0020-ZXX	07	Block 7 - North & South Elevations	29 March 2016
2455-T-07-0023-ZXX	06	Block 7 - North & South Elevations	29 March 2016
2455-T-04-0009-ZO9	03	Blocks 4 & 5 - Eighth Floor Plan	25 February 2015
2455-T-04-0006-ZO6	03	Blocks 4 & 5 - Fifth Floor Plan	25 February 2015
2455-T-04-0002-ZO2	03	Blocks 4 & 5 - First Floor Plan	25 February 2015
2455-T-04-0021-ZXX	04	Blocks 4 & 5 - East & West Elevations	25 February 2015
2455-T-04-0000-ZO0	03	Blocks 4 & 5 - Lower Ground Floor	25 February 2015
2455-T-04-0041-ZXX	03	Blocks 4 & 5 - Main Grand Entrance Stair	25 February 2015
2455-T-04-0020-ZXX	03	Blocks 4 & 5 - North and South Elevations	25 February 2015
2455-T-05-0022-ZXX	04	Blocks 4 & 5 - North & South Elevations	25 February 2015
2455-T-04-0005-ZO5	03	Blocks 4 & 5 - Fourth Floor Plan	25 February 2015
2455-T-04-0030-ZXX	04	Blocks 4 & 5 - Sections	25 February 2015
2455-T-04-0008-ZO8	03	Blocks 4 & 5 - Seventh Floor Plan	25 February 2015
2455-T-04-0010-Z10	03	Blocks 4 & 5 - Roof Plan	25 February 2015
2455-T-04-0003-ZO3	03	Blocks 4 & 5 - Second Floor Plan	25 February 2015

2455-T-05-0023-ZXX	03	Blocks 4 & 5 - Silo Courtyard Elevations	25 February 2015
2455-T-04-0007-ZO7	03	Blocks 4 & 5 - Sixth Floor Plan	25 February 2015
2455-T-04-0004-ZO4	03	Blocks 4 & 5 - Third Floor Plan	25 February 2015
2455-T-04-0040-ZXX	03	Blocks 4 & 5 - Typical Facade Detail	25 February 2015
2455-T-04-0001-ZO1	03	Blocks 4 & 5 - Upper Ground Floor	25 February 2015
2455-T-00-0004-ZXX	09	Masterplan - Car Access	29 March 2016
2455-T-00-0007-ZXX	06	Masterplan - Development Phasing	29 March 2016
2455-T-00-0006-ZXX	09	Masterplan - Pedestrian & Cycle Access	29 March 2016
2455-T-00-0005-ZXX	09	Masterplan - Service & Delivery Vehicle Access	29 March 2016
2455-T-00-0020-ZXX	08	Masterplan - Section Location	29 March 2016
2455-T-00-0015-ZXX	10	Phase 2 Parameter Plan	15 June 2016
2455-T-00-0014-ZXX	04	Site Plans - Existing - Full Extent	25 February 2015
2455-T-00-0001-ZXX	03	Site Plans - Existing Site Plan Indicating Phase 1 & 2	25 February 2015
2455-T-00-0027-Z01	05	Demolition - First Floor Demolition	25 February 2015
2455-T-00-0030-Z04	05	Demolition - Fourth Floor Demolition	25 February 2015
2455-T-00-0026-Z00	05	Demolition - Ground Floor Demolition	25 February 2015
2455-T-00-0033-ZXX	05	Demolition - North & South Elevations	25 February 2015
2455-T-00-0032-Z06	05	Demolition - Roof Plan Demolition	25 February 2015
2455-T-00-0028-Z02	05	Demolition - Second Floor Demolition	25 February 2015
2455-T-00-0025-ZXX	03	Demolition - Site Plan Demolition	25 February 2015
2455-T-00-0029-Z03	05	Demolition - Third Floor Demolition	25 February 2015
2455-T-00-0034-ZXX	05	Demolition - East & West Elevations	25 February 2015
2455-T-00-0031-Z05	05	Demolition - Fifth Floor Demolition	25 February 2015
BMD.219.D R.P001	B	Landscape - Illustrative Landscape Masterplan	29 March 2016

BMD.219.D R.P003	A	Landscape - Illustrative Site Sections - Sheet 1	29 March 2016
BMD.219.D R.P004	A	Landscape - Illustrative Site Sections - Sheet 2	29 March 2016
BMD.219.D R.P005	A	Landscape - Illustrative Site Sections - Sheet 3	29 March 2016
BMD.219.D R.P100	C	Landscape - Overall General Arrangement	29 March 2016
BMD.219.D R.P101	C	Landscape - Detailed GA - Sheet 1 of 4	29 March 2016
BMD.219.D R.P102	C	Landscape - Detailed GA - Sheet 2 of 4	29 March 2016
BMD.219.D R.P103	C	Landscape - Detailed GA - Sheet 3 of 4	29 March 2016
BMD.219.D R.P104	C	Landscape - Detailed GA - Sheet 4 of 4	29 March 2016
BMD.219.D R.P105	C	Landscape - Vertical Landscapes	29 March 2016
BMD.219.D R.P301	B	Landscape - Planting Plan - Sheet 1 of 4	29 March 2016
BMD.219.D R.P302	B	Landscape - Planting Plan - Sheet 2 of 4	29 March 2016
BMD.219.D R.P303	B	Landscape - Planting Plan - Sheet 3 of 4	29 March 2016
BMD.219.D R.P304	B	Landscape - Planting Plan - Sheet 4 of 4	29 March 2016
BMD.219.D R.P401	B	Landscape - Sections - Sheet 1 of 7	29 March 2016
BMD.219.D R.P402	B	Landscape - Sections - Sheet 2 of 7	29 March 2016
BMD.219.D R.P403	B	Landscape - Sections - Sheet 3 of 7	29 March 2016
BMD.219.D R.P404	B	Landscape - Sections - Sheet 4 of 7	29 March 2016
BMD.219.D R.P405	B	Landscape - Sections - Sheet 5 of 7	29 March 2016
BMD.219.D R.P406	B	Landscape - Sections - Sheet 6 of 7	29 March 2016
BMD.219.D R.P902	A	Landscape - Tree Protection Plan	29 March 2016
SP106	B	Transport - Hydeway East Access	27 February 2015
SP107	B	Transport - Hydeway Junction	27 February 2015
SP108	B	Transport - Hydeway East Access	27 February 2015
SP109	B	Transport - Hydeway Junction	27 February 2015
SP110	A	Transport - Hydeway	27 February 2015

		Junction access	
SP112	A	Transport - Hydeway Hammerhead	27 February 2015
SP113	A	Transport - 12m RDV - Hydeway Hammerhead	27 February 2015
SP114	A	Transport - Car & Taxi in Hydeway	27 February 2015
SP115	A	Transport - Car reversing in Hydeway	27 February 2015
SP116	C	Transport - Refuse Vehicle and Fire Tender	27 February 2015
SP117	C	Transport - Refuse Vehicle and Fire Tender	27 February 2015
SP118	C	Transport - Refuse Vehicle and Fire Tender	27 February 2015
SP119	C	Transport - Refuse Vehicle and Fire Tender	27 February 2015
SP120	C	Transport - Refuse Vehicle and Fire Tender	27 February 2015
SP121	C	Transport - Refuse Vehicle and Fire Tender	27 February 2015
SP123	C	Transport - Refuse Vehicle and Fire Tender	27 February 2015
SP126	C	Transport - Car Park Block 6	27 February 2015
SP127	C	Transport - Car Park Block 7	27 February 2015
SP128	B	Transport - Car Park Block 7	27 February 2015
SP129	B	Transport - Car Park Block 2	27 February 2015
SP130	B	Transport - Car Park Block 2	27 February 2015
SP131	A	Transport - Car Park Block 8	27 February 2015
SP133	A	Transport - Car Park Block 9	27 February 2015
SP134	A	Transport - Car Park Block 10	27 February 2015
SP135	A	Transport - Car Park Block 11	27 February 2015
SP136	A	Transport - Car Park Block 12	27 February 2015
SP137	A	Transport - Car Park Block 1	27 February 2015
SP138	A	Transport - Path Analysis - Coach	27 February 2015
		Transport - Transport Assessment Figures	27 February 2015

VS101	B	Transport - Visibility Splays at Octabout	27 February 2015
VS102	B	Transport - Visibility Splays at Hydeway	27 February 2015
VS103	C	Transport - Visibility Splays at Bridge Road Access	27 February 2015
VS104	C	Transport - Visibility on Bridge Road Access	27 February 2015
VS105	D	Transport - Visibility on Network Rail access Road	27 February 2015
VS106	B	Transport - Visibility on Broadwater Road	27 February 2015
VS107	B	Transport - Visibility at Southern Access	27 February 2015
101	B	Transport - Network Rail Access Road	27 February 2015
EL103	D	Transport - Public Transport Accessibility	27 February 2015
PL106	A	Transport - Proposed Junction Layout	27 February 2015
PL108		Transport - Proposed Junction Layout - Broadwater Rd - Chequers	27 February 2015
PL109	H	Transport - Proposed Broadwater Road Improvements	27 February 2015
PL111	G	Transport - Bridge Road Improvements	27 February 2015
PL112	E	Transport - Site Accessibility Map	27 February 2015
PL113	C	Transport - Pedestrian Accessibility	27 February 2015
PL114	D	Transport - Off Road Cycle Accessibility	27 February 2015
PL116	C	Transport - Vehicular Accessibility	27 February 2015
PL117	C	Transport - Servicing- Refuse- Emergency Vehicles plan	27 February 2015
PL120		Transport - Proposed road layout (Broadwater- Osborn Way - Stanborough Road)	27 February 2015
SP101	B	Transport - Path Analysis - Bridge Road	27 February 2015
SP102	B	Transport - Path analysis - Bessemer Road	27 February 2015
SP103	B	Transport - Path Analysis Bridge Road East	27 February 2015

SP104	B	Transport - Path Analysis Broadwater Road	27 February 2015
SP105	B	Transport - Hydeway East	27 February 2015
2455-T-00- 0017-ZXX- 05	05	Masterplan - Phase 2 publicly accessible & private amenity space	29 March 2016
2455-T-00- 0018-ZXX- 05	05	Masterplan - Phase 2 building typologies	29 March 2016
2455-T-00- 0021-ZXX- 08	08	Masterplan - Site Sections - AA,BB,CC & DD	29 March 2016
2455-T-00- 0022-ZXX- 08	08	Masterplan - Site Sections - EE,FF & GG	29 March 2016
2455-T-00- 0023-ZXX- 09	09	Masterplan - Site Sections - HH, II & JJ	29 March 2016
PL134	C	Transport - Hydeway Proposed Highway Boundaries (Rev C)	29 March 2016
PL137		Transport - Broadwater Road Proposed Improvements (With Centre Line)	29 March 2016
PL138		Transport - Bridge Road Proposed Improvements (With Centre Line)	29 March 2016
PL140		Transport - Bridge Road Proposed Improvements (Without Centre Line)	29 March 2016
2455-T-00- 0099-ZXX- 02	02	Masterplan - Phase 1	29 March 2016
2455-T-00- 0024-ZXX- 08	08	Masterplan - Site Levels	29 March 2016
2455-T-00- 0050-ZXX- 04	04	Site Elevations - Phase 1 Elevations, AA BB CC	29 March 2016
2455-T-00- 0060-ZXX- 06	06	Masterplan - Ground Floor Uses & Active Frontages	29 March 2016
PL139		Transport - Broadwater Road Proposed Improvements (Without Centre Line)	29 March 2016
BMD.219.D R.P305	A	Landscape - Planting Plan - Block 2A	29 March 2016

BMD.219.D R.P407		Landscape - Sections - Sheet 7 of 7	29 March 2016
BMD.219.D R.P701		Sustainable Drainage Strategy Plan and Section	29 March 2016
BMD.219.D R.P702		Sustainable Drainage Strategy Plan and Section	29 March 2016
BMD.219.D R.P703		Ecology Enhancements Strategy	29 March 2016
BMD.219.D R.P704		Ecology enhancements	29 March 2016
BMD.219.D R.P705	A	Overall General Arrangement Amendments	29 March 2016
Phase 2		Design Code Revision V6	27 May 2016
Phase 2		Design Code	1 March 2016
		BMD.219.RP.LDC.006	
Environmental Statement		Waterman Infrastructure and Environment	1 March 2016

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Informative(s)

1. Fail Safe Use of Crane and Plant

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

Excavations/Earthworks

All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Project Manager should be undertaken. Network Rail will not accept any liability for any

settlement, disturbance or damage caused to any development by failure of the railway infrastructure nor for any noise or vibration arising from the normal use and/or maintenance of the operational railway. No right of support is given or can be claimed from Network Rail's infrastructure or railway land.

Security of Mutual Boundary

Security of the railway boundary will need to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Project Manager.

Method Statements/Fail Safe/Possessions

Method statements may require to be submitted to Network Rail's Asset Protection Project Manager at the below address for approval prior to works commencing on site. This should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan. Where appropriate an asset protection agreement will have to be entered into. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. "possession" which must be booked via Network Rail's Asset Protection Project Manager and are subject to a minimum prior notice period for booking of 20 weeks. Generally if excavations/piling/buildings are to be located within 10m of the railway boundary a method statement should be submitted for NR approval.

OPE

Once planning permission has been granted and at least six weeks prior to works commencing on site the Asset Protection Project Manager (OPE) MUST be contacted, contact details as below. The OPE will require to see any method statements/drawings relating to any excavation, drainage, demolition, lighting and building work or any works to be carried out on site that may affect the safety, operation, integrity and access to the railway.

Demolition

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. The demolition of buildings or other structures near to the operational railway infrastructure must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from Network Rail's Asset Protection Project Manager before the development can commence.

Vibro-impact Machinery

Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior

to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

Cranes

With a development of a certain height that may/will require use of a crane, the developer must bear in mind the following. Crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by the Asset Protection Project Manager prior to implementation.

ENCROACHMENT

The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail and its infrastructure or undermine or damage or adversely affect any railway land and structures. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land and soil. There must be no physical encroachment of any foundations onto Network Rail land. Any future maintenance must be conducted solely within the applicant's land ownership. Should the applicant require access to Network Rail land then must seek approval from the Network Rail Asset Protection Team. Any unauthorised access to Network Rail land or air-space is an act of trespass and we would remind the council that this is a criminal offence (s55 British Transport Commission Act 1949). Should the applicant be granted access to Network Rail land then they will be liable for all costs incurred in facilitating the proposal.

2. It is noted in the Environmental Assessment that Japanese Knotweed is present on site. It is an offence to plant or cause Japanese knotweed to spread in the wild under the Wildlife and Countryside Act 1981 and all waste containing Japanese knotweed comes under the control of Part II of the Environmental Protection Act 1990.

The Environment Agency code of practice is available online here:
<https://www.gov.uk/government/publications/japanese-knotweed-managing-on-development-sites>

3. Contamination

The Environment Agency advise that you should:

1. Follow the risk management framework provided in 'CLR11, Model procedures for the management of land contamination':

<https://www.gov.uk/government/publications/managing-land-contamination>

2. Refer to the Environment Agency's 'Guiding Principles for Land Contamination' and the land contamination sections in the Environment Agency's 'Groundwater Protection: Principles and Practice (GP3)' document:

<https://www.gov.uk/government/publications/managing-and-reducing-land-contamination> <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>

3. Refer to the additional information on the land contamination technical guidance pages on the GOV.UK website: <https://www.gov.uk/government/collections/land-contamination-technical-guidance>

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with:

- BS 10175:2011 A1:2013 Code of practice for the investigation of potentially contaminated sites

- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points

- BS ISO 5667-18:2001, BS 6068-6.18:2001 Water quality. Sampling. Guidance on sampling of groundwater at contaminated sites

The competent person would normally be expected to be chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

4. Waste

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution

treated materials can be transferred between sites as part of a hub and cluster project

some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2010
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standards BS EN 14899:2005 'Characterisation of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to our website at www.environment-agency.gov.uk for more information.

5. You are advised to contact the Public Health and Protection Department of the Governance Directorate on 01707 357242 in order to ensure that all regulations, licensing, etc is carried out in order to comply with the requirements of the Health and Safety at Work etc Act 1974 .

6. You are advised to contact the Public Health and Protection Department of the Governance Directorate on 01707 357242 in order to ensure that all regulations, licensing, etc is carried out in order to comply with the requirements of the Food Safety and Hygiene (England) Regulations 2013.

7. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of :

8.00am and 6.00pm on Mondays to Fridays

8.00am and 1.00pm Saturdays

and at no time on Sundays and Bank Holidays

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions

4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in

use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.

5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.

6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.

7. All pile driving shall be carried out by a recognised noise reducing system.

8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material

9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.

10. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.

11. Any emergency deviation from these conditions shall be notified to the Council without delay

12. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.

13. Permissible noise levels are not specified at this stage.

8. All efforts shall be made to reduce dust generation to a minimum.

2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.



Colin Haigh
Head of Planning

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of The Town and Country Planning Act.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier. •
- As this is a decision to refuse permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner

can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

WHY HERTFORDSHIRE BUILDING CONTROL?



Hertfordshire Building Control are owned by seven local authorities in Hertfordshire. In effect, as a resident in Hertfordshire, you own Hertfordshire Building Control. Any profit we make is returned to those local authorities who reinvest it into our communities, which you as a resident will benefit from. Therefore, by using our services you benefit from our experienced and knowledgeable team of surveyors, and also from the investment made in the community by Local Authorities.

Being accountable to the public in this way means that we will not be compromised by people or organisations, and when things go wrong - for example buildings becoming dangerous as a result of poor building practices and improper inspections - we are the people who are called in to ensure that the area is made safe and further losses minimised.

Use Hertfordshire Building Control early on in your project to **prevent** such occurrences rather than having us being called in to **cure** them.

WHAT HERTFORDSHIRE BUILDING CONTROL OFFERS:

- A truly independent service working on behalf of the property owner and accountable to the residents of Hertfordshire;
- Surveyors with the skills and experience to lead the compliance process ensuring that your property meets the standards required by Building Regulations
- A team with the capacity to provide a responsive service, ensuring that your project will be inspected when it needs to be and will not be held up.
- The technology to increase surveyor time on site and improve our service to our customers;
- A one stop shop for all related activities including air testing, acoustic testing, engineering and SAP calculations and warranties;
- A company that returns 100% of its profits back to Local Authorities for investment in the community.

NEXT STEPS

Contact us as early as possible to make sure we can help you through the process. If you are sure about the type of building application you need to make, you can download the forms online at www.hertfordshirebc.co.uk

If you have any concerns or questions then please call us on **020 8207 7456** or email buildingcontrol@hertfordshirebc.co.uk

Hertfordshire Building Control
Hertsmere Civic Offices
Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

020 8207 7456
buildingcontrol@hertfordshirebc.co.uk
www.hertfordshirebc.co.uk



HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY
ENSURING QUALITY BUILDINGS

020 8207 7456
www.hertfordshirebc.co.uk





WHAT IS BUILDING CONTROL?

Building Control ensures that architects, builders and other professionals in the construction industry adhere to the Building Regulations when designing and building structures. The Building Regulations set the standards for the design and construction of buildings to ensure that they are safe, accessible and energy efficient.

DOES MY PROJECT NEED BUILDING CONTROL APPROVAL?

Projects that involve extensions, structural changes, loft or garage conversions or changes to electrical wiring will - in the vast majority of cases - need Building Control certification. It is a legal requirement.

To check whether your project requires building control approval please call one of our qualified surveyors on **020 8207 7456** who will be happy to advise you. Or contact us at the following email address buildingcontrol@hertfordshirebc.co.uk. Alternatively, there is a lot of useful advice contained on our website: www.hertfordshirebc.co.uk.

WHY DO I NEED BUILDING CONTROL?

There is a legal requirement that work carried out on buildings including alterations, extensions and loft conversions are inspected and certified by an authorised Building Control body. Building Control protects the interests of the property owner ensuring that architects and builders adhere to the standards required in the Building Regulations. Sadly, there are a number of rogue operators who will cut corners to save themselves money and in doing so cause buildings to be unsafe, difficult to access or exit, and energy inefficient. The building control surveyor is there to ensure that standards are adhered to and to certify the work carried out. This is not only important for you when living in your property but also when you come to sell it, as it could delay or prevent a sale if the appropriate certification has not been completed.

IS THIS DIFFERENT FROM PLANNING?

Building Control is separate from planning which deals with the appearance of buildings and how they fit into their environment. Your project may also need planning consent, which is a different process.

You may be receiving this advice note because you have submitted plans to your Local Authority planning department; if not you will need to contact them to discuss planning requirements. Links to contact Local Authority Planning departments are on our website.

WHAT DO BUILDING CONTROL SURVEYORS DO?

Building Control Surveyors work on behalf of the property owner and with architects, builders and other construction professionals to lead the compliance process, certifying that buildings conform to Building Regulations. The mission of Hertfordshire Building Control is to ensure quality buildings and add value for our customers and communities by leading the compliance process. Essentially the surveyor protects the interests of the property owner and should therefore be independent of the architect and/or builder. Make sure that it is you and not your builder or architect who selects your Building Control provider, or that you have carried out the necessary due diligence.