

3/15/0413/FUL – Erection of 120 residential units, 100 sqm of commercial floorspace, provision of a link road between Mill Road and Mead Lane and passenger interchange, associated car parking, landscaping and groundworks at Land between Mill Road and Mead Lane, Hertford for Redrow Homes Ltd (South East Division)

RECOMMENDED CONDITIONS:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

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

2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason:To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

3. The external materials of construction for the building works hereby permitted shall be as approved under application 3/14/0590/FP unless otherwise agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved materials.

Reason:In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

4. Within 3 months of the date of this decision, detailed plans showing the slab levels and ridge heights of the proposed buildings, shall be submitted to, and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details, including details of the existing and proposed ground levels of the site approved under application 3/14/0590/FP.

Reason:To ensure that the development is properly related to the levels of adjoining development in the interests of neighbour amenity and good design in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007.

5. Prior to the first occupation of any dwellings hereby approved, details of all boundary walls, fences or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be erected and retained in accordance with the approved details.

Reason:In the interests of privacy and good design, in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

6. Within 3 months of the date of this decision, details of facilities to be provided for the storage and removal of refuse from the site shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason:In the interests of amenity, in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

7. Details of external lighting shall be as approved under application 3/14/0590/FP, and no external lighting shall be provided without the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:In the interests of the visual amenities of the area, and in accordance with policy ENV23 of the East Herts Local Plan Second Review April 2007.

8. Within 3 months of the date of this decision, details shall be submitted to and approved in writing by the Local Planning Authority of the measures to be taken in the design, construction decommissioning and demolition of the development to; re-use existing materials within the new development; recycle waste materials for use on site and off; minimise the amount of waste generated; minimise the pollution potential of unavoidable waste; treat and dispose of the remaining waste in an environmentally acceptable manner; and to utilise secondary aggregates and construction and other materials with a recycled content. The measures shall be implemented in accordance with the approved details.

Reason:To accord with Hertfordshire Waste Core Strategy and Development Management Policies DPD 2012.

9. Prior to first occupation of the development, detailed plans of the highway works shall be submitted to and approved in writing by the Local Planning Authority, and the development shall not be occupied until the approved highway works, Link Road, junctions, access and car parking areas are completed in accordance with the approved plans and constructed to the specification of the Highway Authority and the satisfaction of the Local Planning Authority.

Reason:To ensure the highway works are constructed to a satisfactory standard.

10. Within 3 months of the date of this decision, a detailed construction

management plan shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a. The construction programme and phasing;
- b. Hours of operation, delivery and storage of materials;
- c. Details of any highway works necessary to enable the construction to take place;
- d. Parking and loading arrangements;
- e. Details of any hoarding;
- f. Details of how pedestrian and cyclist safety will be maintained;
- g. Management of traffic to reduce congestion;
- h. Control of dust and dirt on the public highway;
- i. Details of consultation with local businesses or neighbours;
- j. Details of any other construction sites in the local area;
- k. Waste management proposals.

Reason:In the interests of highway safety and to minimise the impact of construction on the local highway network.

11. Within 3 months of the date of this decision, a Delivery, Service and Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include arrangements for resident and visitor parking bay allocations, controls over the service delivery bay on Mill Road, refuse collection routing, and measures to prevent service and delivery vehicles from entering the off-street parking areas. The development shall be carried out in accordance with the approved details, and the management plan shall remain in place unless otherwise agreed in writing by the Local Planning Authority.

Reason:In the interests of highway safety and to prevent on-street parking.

12. Prior to the use of the development hereby permitted a Green Travel Plan shall be drawn up by the occupiers of the new building and approved in writing by the Local Planning Authority; such plans to include proposals for all travel by modes other than the private car for journeys to and from site.

Reason:To promote the use of non car modes of transport in accordance with national guidance in section 4 of the National Planning Policy Framework and policy TR4 of East Herts Local Plan Second Review April 2007.

13. Hard and soft landscape proposals shall be as approved under application 3/14/0590/FP, unless otherwise agreed in writing by the Local Planning Authority, and the development shall proceed in accordance with the approved details.

Reason:To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

14. The schedule of landscape maintenance for a minimum period of five years, including implementation, shall be as approved under application 3/14/0590/FP, unless otherwise agreed in writing by the Local Planning Authority.

Reason:To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

15. All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and construction, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason:To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with policies ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

16. In connection with all site demolition, site preparation and construction works, no plant or machinery shall be operated on the premises before 0730hrs on Monday to Saturday, nor after 1830hrs on weekdays and 1300hrs on Saturdays, nor at any time on Sundays or bank holidays.

Reason:To safeguard the amenity of residents of nearby properties, in accordance with policies ENV1 and ENV24 of the East Herts Local Plan Second Review April 2007.

17. The commercial unit hereby approved shall be used for A1 (shops), A2 (financial and professional services) or A3 (restaurants and cafés) purposes only and for no other use within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason:To ensure that no alternative use is made of the premises which would be detrimental to the amenities of adjoining occupants in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

18. Reclamation of the site shall be carried out in accordance with RSK Environment Ltd's report 25872/L01.SJ dated 9th November 2012 unless otherwise agreed in writing by the Local Planning Authority. On completion of the reclamation works, the developer shall provide a verification report which confirms that the works have been completed in accordance with the approved documents and plans.

Reason:To ensure adequate protection of human health, the environment and watercourses in accordance with policies ENV20 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

19. Within 3 months of the date of this decision, a scheme that includes the following components to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority:
 - a. A site investigation scheme based on the Phase 1 Environmental Risk Assessment HLEI17433/001R dated June 2011 to provide information for a detailed assessment of the risk to receptors that may be affected, including those off-site;
 - b. The results of the site investigation and detailed risk assessment referred to in (a) 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.
 - c. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason:To protect groundwater in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007.

20. Prior to first occupation of the development hereby approved, a verification report demonstrating completion of 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.

Reason

To protect groundwater in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007.

21. No infiltration of surface water drainage into the ground, or piling or other foundation designs using penetrative methods, is permitted other than with the express 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 unacceptable risk to groundwater.

Reason:To protect groundwater in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007.

22. Prior to first occupation of the development hereby approved, noise control measures shall be carried out in accordance with the submitted Environmental Noise and Vibration Assessment report 12274E-1 R3 dated 3rd March 2015 unless otherwise agreed in writing by the Local Planning Authority.

Reason:In the interests of the amenity of future residents in accordance with policy ENV25 of the East Herts Local Plan Second Review April 2007.

23. Within 3 months of the date of this decision, a detailed surface water drainage scheme based on the approved Flood Risk Assessment 5351/2.3F dated March 2014 and WSP Addendum dated March 2015 shall be submitted to and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details and completed prior to first occupation. The scheme shall include a restriction in run-off to greenfield rates and surface water storage on site as outlined in the FRA.

Reason:To prevent the increased risk of flooding and to improve and protect water quality in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007.

24. The collapsible railings hereby approved to Blocks A2 and A3 shall only be retained in the upright position whilst maintenance work is being carried out to the roof. At all other times the railings shall be collapsed.

Reason:To minimise the visual impact of the railings in the street and surrounding area in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

25. The pedestrian links between Mead Lane and the Link Road identified on

layout drawing 387.200.04 shall remain open for public use.

Reason:In the interest of good design and to improve permeability for existing residents in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.