

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Anne McDonald	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 5 th February 2026
Our Ref: 6515/25	Your : 25/03143/S73 Ref:
Subject: Section 73 Application: Variation of Condition 4 (Operational hours for staff, visitors, deliveries and machine operation) of planning application reference 23/00244/FP granted on 26/04/2023 for Temporary change of use of vacant industrial land for 5 years for use as an open storage yard (Use class B8) to include construction of vehicular access, layout of hard surfaced area, construction of security fencing and all ancillary works. Land At The South End Of, Anglian Business Park, Orchard Road, Royston, Hertfordshire, SG8 5TW	

Comments:

Thank you for consulting Environmental Protection on this application.

This application represents a revised proposal to that requested under application 25/02452/S73 and seeks to vary condition 4 to allow extended but defined hours of operation. The proposed hours are 0700-2100 Monday to Friday, 0900-1600 on Saturdays and closed on Sundays and Bank Holidays.

The application is supported by a noise assessment which concludes that noise emissions arising proposed activity will have a low impact. The predicted noise levels were calculated based on light goods vehicles (LGV) only (defined as vehicles with a gross weight not exceeding 3.5 tonnes) and specifically states that LGVs are the only goods vehicles proposed to operate within the site.

With this in mind, and, given the scope and outcome of the noise assessment, I have no objections subject to a condition restricting the hours of operation as stipulated in the application. I have drafted a condition below for your consideration.

The premises shall not be used, nor deliveries received or dispatched, except between 0700 hours and 2100 hours Monday – Friday, 0900 hours and 1600 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

In addition to this condition, a restriction on the types of vehicles to use the site would also be beneficial. This would be in accordance with the assumptions and statements in the submitted noise assessment and offer protection to changes in operation in the future. Further to our conversation, this could be achieved via a condition or, perhaps, a noise management plan to be submitted setting out operational management measures.

Should you wish to discuss this matter then please do not hesitate to contact me.

Regards
Alan Stone