

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Thomas Howe	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 11 th March 2025
Our Ref: 6174/25	Your : 24/00279/FP Ref:
Subject: Full Planning Permission: Erection of commercial buildings (flexible B2 and B8) including access, parking, landscaping and associated works Land At Corner Of Protea Way And, Pixmore Avenue, Letchworth Garden City, Hertfordshire	

Comments:

Thank you for consulting Environmental Protection on this application.

I make the following comments.

Contaminated Land:

The application is supported by a phase 1 and 2 land contamination report. This report appears to be the same one as for the previous residential scheme from 2020. Therefore the remediation as proposed is not suitable. We need to see an updated report to reflect the current proposals. Can we obtain an updated report?

Noise:

The application is also supported by a noise assessment. The noise assessment assumes that deliveries (HGV etc.) would occur during the day-time based on the size of the units. I am satisfied with this assessment in general, however, this means that we would look to restrict such activities to day-time hours as, looking at the submitted noise measurement data, any such activities during the night-time would have a much greater impact as the background noise levels drop off considerably.

Can we obtain confirmation that this is acceptable?

Additionally, the application is supported by a Construction Environmental Plan (CEMP). The CEMP sets out hours for (noisy) construction which do not tally with North Herts Council requirements. We would require all noisy works to be undertaken between 0800 hours to 1800 hours Monday – Friday and 0800 to 1300 hours on Saturdays, No noisy works at all on Sundays or Public Holidays. We could use a condition to secure this.

Local Air Quality:

North Herts Council have specific air quality planning guidance that can be found at <http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-and-planning>

We would seek to condition any decision notice in accordance with this guidance document.

Additionally, the CEMP, in Section 7.3 makes reference to a Dust Management Plan and a Debris Management Plan (SHEQ -037 and SHEQ-036). I cannot see these documents on the portal. Please can we obtain these documents/send these across?

Lighting:

The application is supported by a lighting assessment. This looks adequate and I would look to secure this via a condition requiring the development to be in accordance with the submitted details.

Once in receipt of the additional information, I can make full comments. If you have any queries then please do not hesitate to contact me.

Regards
Alan Stone