

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Alex Howard	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 12 th November 2025
Our Ref: 6433/25	Your : 25/02530/FP Ref:
Subject: Full Planning Permission: Minor alterations to existing buildings (Sui Generis - Automotive use), including forming new openings, alterations to fenestration, painting and recladding of existing external elevations, replacement roof to showroom and installation of metal roof over existing workshop roof. Erection of detached valet building. Letchworth Autoway Centre Ltd, Norton Way North, Letchworth Garden City, Hertfordshire, SG6 1BP	

Comments:

Thank you for consulting Environmental Protection on this application advice. I can respond as follows.

Noise:

The applicant/agent for this proposal appears to have submitted an amended lay out for the site. Where as previously the new valet building was to the north of the workshop building with the double shutter doors facing west (i.e. away from the proposed residential site to the east), the amended lay out appears to have the valet building in the north of the site with the double shutter doors facing south. This means that noise from this building could affect the proposed residential site (indeed, the noise assessment submitted with the adjacent site makes this very comment i.e. that the doors are facing west so there should be no conflict).

There is no information about the activities, or indeed equipment to be used as part of the valet building. We could seek to obtain a noise assessment to fully ascertain the potential impact of this building, or, perhaps, we could seek to apply a condition requiring a noise management plan for this valet building (and the workshop building as there is a shutter door in the northern façade). Perhaps initially, further information could be sought on this valet building and to quantify what noise can be expected from such or whether the previous lay out could be adopted to remove this potential issue?

Contaminated Land:

The site is an existing commercial site and appears to be covered in hardstanding. We would not necessarily require a land contamination assessment, however, I recommend that the following condition is placed on any decision notice should you be minded to grant approval.

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

Regards

Alan Stone