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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 25/02279/DOC
HCC ref: NH/26527/2025
HCC received: 17 September 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

48 - 52 Leys Avenue, Letchworth Garden City, Hertfordshire, SG6 3EQ

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by Condition 11 (Construction Traffic Management Plan) of planning permission reference 24/00116/FP granted on 22.04.2025

Recommendation

OTHER

COMMENTS:

Thank you for consulting the above application (Ref: 25/02279/DOC). This application seeks approval of details reserved by condition 11 (Construction Traffic management Plan) of planning permission reference no 24/00116/FP granted 22.04.2025 which says that-

"No development shall commence until a Construction Traffic 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 of:

- a. Construction vehicle numbers, type, routing.
- b. Access arrangements to the site.
- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities.
- f. Cleaning of site entrances, site tracks and the adjacent public highway.

- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
- h. Provision of sufficient on-site parking prior to commencement of construction activities.
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.”

In summary, the submitted documents (including the transport route plan and Health & Safety plan) provide some supporting information for the application. However, the Construction Traffic Management Plan is currently incomplete, as it does not include several key details required for approval. Specifically, the following information is missing:

- Layout and details of construction and storage compounds, including designated areas for car parking, loading/unloading, and turning.
- Location and specifications of wheel-washing facilities.
- Arrangements for sufficient on-site parking prior to the commencement of construction activities.
- Estimated construction vehicle numbers, types, and routing.

To ensure the Construction Traffic Management Plan meets the necessary standards, the applicant is advised to provide the above information.

Signed

Shamsul Huda

9 October 2025