

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Alex Howard	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 9 th June 2025
Our Ref: 6270/25	Your : 25/01196/FP Ref:
Subject: Full Planning Permission: Erection of two buildings including three units for Flexible Use Classes including Eg (ii) (iii), B2, B8, including servicing, parking, access, landscaping . Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2HB	

Comments:

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

Noise:

The application is supported by a noise assessment which concludes that noise levels from the site will not negatively impact any noise sensitive receptors in the vicinity. It also sets plant noise levels based on the survey undertaken. Given the location and proximity of the receptors, I have no objections to the conclusions.

Local Air Quality:

The application is also supported by an air quality assessment. The report concludes that any impacts from the proposed development will not be significant. I am minded to agree with this conclusion and make no objections to the proposals on these grounds.

The air quality assessment suggests some measures which are aimed at minimising dust during construction. These measures could be secured via a condition requiring the adherence to these measures or by a Construction Management Plan condition.

In addition to this, you may wish to consider requiring the installation of EV charging points in accordance with North Herts Council guidance.

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>

Contaminated Land:

The application is also supported by a phase 1 land contamination assessment which concludes that a phase 2 ground investigation should be undertaken. I agree with this conclusion and, therefore, recommend the following conditions are attached to any decision notice should you be minded to grant approval.

No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted TRC Companies Ltd report dated March 2025 (Ref: 631621.0000.0000), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

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

Prior to the development being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

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

Any contamination that is found during the course of construction of the development permitted that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

Lighting:

The application is supported by an external lighting assessment. I have no objections to the proposals.

Regards
Alan Stone