

Condition Number	Wording (as per CDC24 Officer Report)	New Condition Number	Appellant's Proposed Wording	Reasoning for Proposed Wording
Pre-Commencement Conditions				
1.	<p>Development must not commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include details of:</p> <ul style="list-style-type: none"> a) Hours of construction works; b) Construction vehicle numbers, type, routing; 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; k) Provision of hoarding around the site; 	1.	n/a	n/a

	<p>l) Noise control measures to minimise noise and vibration; and</p> <p>m) Dust control measures</p> <p>The construction of the development shall not be carried out otherwise than in accordance with the approved CMP.</p> <p>REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way and the amenity and living conditions of the wider public in line with the mitigation measures set out in the Environmental Statement and in accordance with the National Planning Policy Framework.</p>			
2.	<p>Piling or any other foundation designs using penetrative methods shall not be carried out other than with the written consent of the local planning authority.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p>REASON: To protect and prevent the pollution of controlled waters from mobilised contaminants, in accordance with Policies R2 and R7 of the Welwyn Hatfield District Plan 2005, Policy SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework.</p>	2.	n/a	n/a
3.	<p>No development above ground (other than works of demolition) and no drainage works shall take place until a detailed surface water drainage scheme for the site based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority.</p> <p>The scheme shall include:</p> <p>a) Full, detailed modelling for the surface water drainage network to demonstrate how the system operates during up to and including the 1 in 1 year, the 1 in 30 year and the 1 in 100 year rainfall event including a 40% allowance for climate change. Half drain down times for all storage features should be included;</p> <p>b) Full, detailed, engineering drawings of any SuDS, surface water storage or conveyance features including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be supported by</p>	3.	n/a	n/a

	<p>a clearly labelled drainage layout plan showing any SuDS and pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes. Total storage volumes provided within each storage feature should be identified;</p> <p>c) Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs;</p> <p>d) Demonstrate an appropriate SuDS management and treatment train;</p> <p>e) Details of final exceedance routes, including those for an event which exceeds the 1 in 100 year rainfall event including climate change event;</p> <p>f) Detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime; and</p> <p>g) Details showing how surface water on the site is to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway</p> <p>The approved scheme must be implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme.</p> <p>REASON: To prevent the increased risk of flooding, both on and off site, and, in respect of (g), to avoid the carriage of extraneous material or surface water onto the highway in the interest of highway safety, in accordance with Policies SADM 2 and SADM 14 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>			
4.	<p>The development permitted shall be carried out in accordance with the sustainable urban drainage principles and the following mitigation measures:</p> <p>a) Limiting the surface water runoff generated by the critical storm events so that it should not exceed the surface water runoff rate of 1.6 l/s (or a rate agreed with the LPA) during the 1 in 100 year event plus a 40%</p>	4.	n/a	n/a

	<p>allowance for climate change. If an increased discharge rate is required to ensure effective drain down times, this must not be greater than 5.3 l/s for up to and including the 1 in 100 year event plus a 40% allowance for climate change;</p> <p>b) Providing storage to ensure no increase in surface water runoff volumes for all rainfall events up to and including the 1 in 100 year plus climate change event plus a 40% allowance for climate change, providing a minimum of around 840 m³ (or such storage volume as agreed with the LPA) of storage volume in features including; permeable paving with sub-base storage, an attenuation basin, green roofs, bioretention areas and an underground attenuation tank;</p> <p>c) Discharge of surface water from the private drainage network to be directed into the existing Thames Water surface water sewer network on Broadwater Road; and</p> <p>d) Surface water must not be disposed of via direct infiltration into the ground via a soakaway.</p> <p>The mitigation measures shall be fully implemented prior to first occupation of the development and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.</p> <p>REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site; and to reduce the risk of flooding to the proposed development and future occupants: and to ensure that direct infiltration via soakaways will not be used due to the potential presence of contaminated land and the risk of groundwater pollution, in accordance with Policies R2 and R7 of the Welwyn Hatfield District Plan, Policies SADM 14 and SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>			
5.	<p>Development must not commence (other than works of demolition) until a surface water management plan for the construction phase of the development is submitted to and approved in writing by the Local Planning Authority.</p> <p>The approved surface water management plan must be fully adhered to from start to completion of the development.</p> <p>REASON: To prevent the increased risk of surface water flooding, to improve and protect water quality, protect natural habitats and the</p>	5.	n/a	n/a

	amenity of residents during the construction phases of the development, in accordance with Policy R7 and R11 of the Welwyn Hatfield District Plan, Policy SADM 14 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.			
6.	The submitted Site Resource Management Plan (by HG Construction, 17 December 2020) must be adhered to from start to completion of the development. REASON: To minimise waste and pollution from the development, in accordance with Policy R5 of the Welwyn Hatfield District Plan 2005, Policy SP 10 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework'.	6.	n/a	n/a
7.	The Arboricultural Method Statement contained within the submitted Arboricultural Report (by David Clarke Chartered Landscape Architect and Consultant Arboriculturist Limited, December 2020) and associated Tree Protection Plan (drawing no. TPP/BBRWGCH/010 A) must be adhered to in full. REASON: To protect retained trees and in the interest of the visual amenity of the site and area, in accordance with Policies D2, D8 and R17 of the Welwyn Hatfield District Plan; Policy SADM 16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.	7.	n/a	n/a
Prior to above ground development				
8.	Part A - Notwithstanding the details indicated on the submitted drawings, no on-site works (excluding works of demolition) above slab level shall commence until a detailed scheme for the offsite highway improvement works as indicated on drawing number ITL16195-GA-005- Rev B have been submitted to and approved in writing by the Local Planning Authority. Part B - Prior to the first occupation of the development, the improvement works referred to in part A of this condition shall be completed in accordance with the approved details. REASON: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety, in accordance with Policy SADM 2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework.	8.	Part A - Prior to the construction of the approved site access at the junction of BioPark Drive and Broadwater Road, as indicated on drawing number ITL16195-GA-005- Rev B, the results of a Stage 2 (Detail Design) Road Safety Audit must be submitted to and approved in writing by the local planning authority. Part B - Notwithstanding the details indicated on the submitted drawings, no on-site works (excluding works of demolition) above slab level shall commence until the Road Safety Audit referred to in Part A of this condition has been approved and a detailed scheme for the offsite highway improvement works has been submitted to and approved in writing by the Local Planning Authority. Part C – Prior to the first occupation of the development, the site access must be constructed as per the approved Stage 2 (Detail Design) Road Safety Audit and be retained permanently thereafter.	Conditions 8 and 30 both relate to the proposed site access and are proposed to be combined for simplicity.

			REASON: To ensure satisfactory and safe access into the site, and that the highway improvement works are designed to an appropriate standard in the interest of highway safety, in accordance with Policy SADM 2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework.	
9.	<p>No development above ground level (excluding works of demolition) shall take place until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. No part of the development (including any dwelling) shall be occupied until the scheme has been implemented in accordance with the approved details.</p> <p>REASON: To ensure adequate water infrastructure provision is made on site for the local fire service to discharge its statutory firefighting duties, in accordance with the National Planning Policy Framework.</p>	9.	n/a	n/a
10.	<p>No development above ground level (other than works of demolition) shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.</p> <p>REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP 9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	10.	n/a	n/a
11.	<p>Notwithstanding drawing no. BMD.20.044.DR.P101 Revision C, no development above ground level of Block A or Block B shall take place until an amended front hard boundary treatment for Plot A008 and Plot B006 has been submitted to and approved in writing by the local planning authority. The approved details must be implemented prior to first occupation of Plot A008 and Plot B006</p> <p>REASON: The current hard boundary treatments, by virtue of its design and height would fail to protect the living conditions of future occupiers. Amended details are required to ensure that the living conditions of the future occupier are protected, in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, Policy SADM 11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	11.	n/a	n/a

12.	<p>No development above ground level of Block A, B, C, D, E and F shall take place until details of the photovoltaic (PV) cells on the roof those Blocks have been submitted and to and approved in writing by the local planning authority. The details must be metrically scaled and include:</p> <ul style="list-style-type: none"> - Elevations of PV cells; - Elevations of each block inclusive of PV cells; and - Roof plan of each block showing final layout of PV cells <p>Prior to first occupation of the development, the PV cells must be installed in accordance with the approved details and subsequently, must be permanently retained in operational use.</p> <p>REASON: In the interest of environmental sustainability and high quality design, in accordance with Policies SD1 and R3 of the Welwyn Hatfield District Plan; Policies SP 1, SP 10 and SADM 13 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.</p>	12.	n/a	n/a
13.	<p>No development above the uppermost floor slab level of Block A, B, C, D, E and F shall take place until details of the green roof for those Blocks have been submitted and to and approved in writing by the local planning authority. The details must include:</p> <ul style="list-style-type: none"> - The type and specification of the green roof; and - Management and maintenance plan. <p>The approved green roof must be carried out in the first planting and seeding seasons following first occupation of the development, and any plant which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p> <p>The approved management and maintenance plan must be fully adhered to in perpetuity with the development.</p> <p>REASON: In the interest of environmental sustainability and high quality design, in accordance with Policies SD1 and R3 of the Welwyn Hatfield District Plan; Policies SP 1, SP 10 and SADM 13 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework</p>	13.	n/a	n/a

14.	<p>No development above ground level (other than works of demolition) shall take place until details of an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The details must include:</p> <ul style="list-style-type: none"> - Metrically scaled elevations of the types of external lighting; - A site plan showing the location of the external lighting; and - Vertical lux diagrams showing potential light trespass into windows of the approved residential units and neighbouring residential properties outside of the site. <p>The external lighting scheme must meet the requirements within the Institution of Lighting Professionals guidance notes for the reduction of obtrusive lighting. The approved details must be implemented prior to first occupation of the development and retained permanently thereafter.</p> <p>REASON: To protect the living conditions of future occupiers and neighbouring properties in terms of light spill, in accordance with Policy R20 of the Welwyn Hatfield District Plan 2005; Policy SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	14.	n/a	n/a
15.	<p>No development above ground level (other than works of demolition) shall take place until a scheme to protect future occupiers from noise due to transport sources has been submitted to and approved in writing by the Local Planning Authority, in accordance with the following requirements:</p> <ul style="list-style-type: none"> a) Indoor ambient noise levels in living rooms and bedrooms should meet the standards within BS 8233:2014; b) Internal LAmax levels should not exceed 45dB more than ten times a night in bedrooms; c) Detailed façade noise levels should be provided for all areas of the development (This can be presented in the form of a noise model); d) If opening windows raise the internal noise levels above those within BS8233, mechanical ventilation will need to be installed. Indoor ambient noise levels in living rooms and bedrooms must then meet the 	15.	<p>No development above ground level (other than works of demolition) shall take place until a scheme to protect future occupiers from noise due to transport sources associated with the railway and neighbouring distribution depot has been submitted to and approved in writing by the Local Planning Authority, in accordance with the following requirements:</p> <ul style="list-style-type: none"> a) Indoor ambient noise levels in living rooms and bedrooms should meet the standards within BS 8233:2014; b) Internal LAmax levels should not exceed 45dB more than ten times a night in bedrooms; c) Detailed façade noise levels should be provided for all areas of the development (This can be presented in the form of a noise model); d) If opening windows raise the internal noise levels above those within BS8233, mechanical ventilation will need to be installed. Indoor ambient noise levels in living rooms and bedrooms must then meet the 	To make the condition more precise by specifying the noise sources identified in the application Noise Assessment (Noise Solutions Ltd, 14 th December 2020).

	<p>standards within BS 8233:2014 (with the mechanical ventilation system off, on and on maximum boost setting). Also, ventilation rates are required to meet those found within The Noise Insulation Regulations 1975; and</p> <p>e) Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level. If outdoor amenity areas cannot comply, then it must be shown through measurements that a suitable place is available within 5 minute walk from the development that complies with the amenity noise level.</p> <p>In terms of requirements (c) and ventilation, alternative methods (such as passive systems) and rates can be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment conducted with windows closed, curtains/blinds not being used, showing the required ventilation rates to ensure that the medium risk category is not exceeded. Details must be provided of the ventilation system to be installed and to demonstrate that it will provide the ventilation rates shown in the SAP Assessment.</p> <p>The approved scheme must be implemented prior to first occupation of the development and must be fully adhered to in perpetuity with the development.</p> <p>REASON: To ensure that intended occupiers of the development are not subject to unacceptable levels of noise due to transport sources, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005, Policy SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>		<p>standards within BS 8233:2014 (with the mechanical ventilation system off, on and on maximum boost setting). Also, ventilation rates are required to meet those found within The Noise Insulation Regulations 1975; and</p> <p>e) Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level. If outdoor amenity areas cannot comply, then it must be shown through measurements that a suitable place is available within 5 minute walk from the development that complies with the amenity noise level.</p> <p>In terms of requirements (c) and ventilation, alternative methods (such as passive systems) and rates can be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment conducted with windows closed, curtains/blinds not being used, showing the required ventilation rates to ensure that the medium risk category is not exceeded. Details must be provided of the ventilation system to be installed and to demonstrate that it will provide the ventilation rates shown in the SAP Assessment.</p> <p>The approved scheme must be implemented prior to first occupation of the development and must be fully adhered to in perpetuity with the development.</p> <p>REASON: To ensure that intended occupiers of the development are not subject to unacceptable levels of noise due to transport sources, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005, Policy SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	
16.	<p>No development above ground level (other than works of demolition) shall take place until a scheme to protect future occupiers from noise due to new plant and equipment has been submitted to and approved in writing by the local planning authority, in accordance with the following requirements:</p> <p>a) The impact of new plant and equipment should be assessed in accordance with BS4142:2014;</p> <p>b) If noise sources show signs of tonality, noise levels need to be 10dB below background noise level at the nearest receptor location; and</p> <p>c) In instances where the noise source presents no tonality, the noise level need to be 5dB below the background noise level at the nearest receptor location.</p>	16.	n/a	n/a

	<p>The approved scheme must be implemented prior to first occupation of the development and must be fully adhered to in perpetuity with the development.</p> <p>REASON: To ensure that intended occupiers of the development are not subject to unacceptable levels of noise due to plant and equipment, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005, Policy SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>			
17.	<p>No development above ground level (other than works of demolition) shall take place until a scheme to mitigate the noise from nearby commercial activities, deliveries, plant and equipment, to ensure that there will be no adverse impact to future residents, has been submitted to and approved in writing by the local planning authority. The scheme must be in accordance with the following requirements:</p> <p>a) Assessment for noise from commercial operations must be in accordance with BS4142;</p> <p>b) If mitigation measures are required, they must ensure that indoor ambient noise levels in living rooms and bedrooms from commercial noise sources are 10dB below the standards within BS 8233:2014 and L_Amax levels do not exceed 40dB internally with windows closed; and</p> <p>c) Consideration to commercial operating hours and likelihood of commercial expansion.</p> <p>The approved scheme must be implemented prior to first occupation of the development and must be fully adhered to in perpetuity with the development.</p> <p>REASON: To ensure that intended occupiers of the development are not subject to unacceptable levels of noise from commercial premises, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005, Policy SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	17.	n/a	n/a
18.	<p>No development above ground level (excluding demolition) shall take place until a scheme for the biodiversity enhancements in the submitted Ecological Impact Assessment & Biodiversity Net Gain report (by Green Environmental Consultants, report number: 1434/2, August 2020 – updated December 2020) including: bat roost boxes; swift nesting boxes; hedgehog hibernation/nesting boxes and commuting corridors; and insect boxes, has been submitted to and</p>	18.	n/a	n/a

	<p>approved in writing by the local planning authority. The scheme must include:</p> <p>a) A site plan(s) and elevations identifying the location of the biodiversity enhancement features; and</p> <p>b) Images of the type of biodiversity features to be installed.</p> <p>Prior to first occupation of the development, the approved details must be implemented and retained in perpetuity.</p> <p>REASON: To contribute positively to and provide net gains for biodiversity, in accordance with Policy R11 of the Welwyn Hatfield District Plan 2005, Policy SADM 16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>			
19.	<p>The development hereby permitted must be constructed in accordance with the water saving design measures of Section 3.3 of the Sustainability Statement (by Stroma Built Environment Ltd, ref. SUT10-20-84957, 18 Dec 2020) to achieve compliance with the target of 110/litres/person/day.</p> <p>REASON: To improve the sustainability of dwellings, with particular regard to the efficient use of water, in accordance with Policy SADM 13 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework.</p>	19.	n/a	n/a
Prior to occupation				
20.	<p>The approved soft landscaping, as shown on approved drawing numbers: BMD.20.044.DR.P302 Revision A; BMD.20.044.DR.P303 Revision A; BMD.20.044.DR.P304 Revision A; BMD.20.044.DR.P101 Revision C; BMD.20.044.DR.P102 Revision B; BMD.20.044.DR.P103 Revision B; BMD.20.044.DR.P104 Revision B; and BMD.20.044.DR.P301 Revision A, must be carried out in the first planting and seeding seasons following first occupation of the development, and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.</p> <p>REASON: To ensure proper implementation of the agreed landscape details in the interest of high quality design, in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005; Policy SADM 16 of the Welwyn Hatfield Borough</p>	20.	n/a	n/a

	Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.			
21.	<p>The approved hard landscaping, structures and street furniture, and boundary treatments (excluding the frontage metal railing and gate enclosure of Plot A008 and Plot B006), as shown on approved drawing numbers: BMD.20.044.DR.P101 Revision C; BMD.20.044.DR.P102 Revision B; BMD.20.044.DR.P103 Revision B; and BMD.20.044.DR.P104 Revision B, must be implemented prior to first occupation of the development and be retained permanently thereafter.</p> <p>REASON: To ensure proper implementation of the agreed landscape details in the interest of high quality design, in accordance with Policies D1, D2 and D4 of the Welwyn Hatfield District Plan 2005, Policy SP 9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.</p>	21.	n/a	n/a
22.	<p>The communal roof gardens must be made available for use upon first occupation of each respective Block and be retained permanently thereafter for no other purpose.</p> <p>REASON: To ensure that the communal amenity space is implemented for use by future occupiers in the interest of high quality design, in accordance with Policy D1 of the Welwyn Hatfield District Plan, Policy SP 9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	22.	n/a	n/a
23.	<p>Prior to the first occupation the development, vehicular access to and egress from the adjoining highway shall be limited to the access position shown on approved drawing no. ITL16195-GA-005- Rev B only which is contained in a Technical Note (by i-Transport, ref: NM/MD/ITL16195-007, 19 February 2021).</p> <p>The footway / highway verge shall be reinstated in accordance with a detailed scheme to be submitted to and approved in writing by the local planning authority, prior to bringing into use the new access.</p> <p>REASON: In the interest of highway safety, in accordance with Policy SADM 2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	23.	n/a	n/a
24.	<p>Prior to the first occupation of the development, full details of arrangements for future management and maintenance of the proposed streets must be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved details.</p>	24.	n/a	n/a

	REASON: To ensure roads are managed and maintained thereafter to a suitable and safe standard, in accordance with Policy SADM 2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.			
25.	<p>Prior to first occupation of the development, a metrically scaled plan showing a pedestrian and cyclist access on the northern boundary of the application site connecting with the emerging Wheat Quarter development must be submitted to and approved in writing by the local planning authority.</p> <p>The approved connection must be brought into use prior to first occupation of the development and retained permanently thereafter.</p> <p>REASON: To improve connectivity from the site to services and facilities in Welwyn Garden City town centre in the interest of sustainable movement, in accordance with Policies M5 and M6 of the Welwyn Hatfield District Plan 2005, Policies SP 4 and SADM 3 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	25.	<p>Prior to first occupation of the development, a metrically scaled plan showing a pedestrian and cyclist access on the northern boundary of the application site connecting with the emerging Wheat Quarter development must be submitted to and approved in writing by the local planning authority.</p> <p>The approved connection must be brought into use prior to first occupation of the development and retained permanently thereafter.</p> <p>REASON: To improve connectivity from the site to services and facilities in Welwyn Garden City town centre in the interest of sustainable movement, in accordance with Policies M5 and M6 of the Welwyn Hatfield District Plan 2005, Policies SP 4 and SADM 3 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p> <p>The hereby approved application must safeguard an area to the north of the site to connect with the emerging Wheat Quarter development to provide a pedestrian and cycle route.</p> <p>Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 1 and 5 of Hertfordshire's Local Transport Plan (adopted 2018).</p>	To correspond with the condition wording provided by Hertfordshire County Council as Highway Authority in the consultation response to the application to secure the future pedestrian / cycle route (recommended condition no. 5 from letter dated 19 th February 2021).
26.	<p>Prior to first occupation of the development hereby permitted, the car parking spaces must be designated in accordance with the Parking Plans in Appendix C of the submitted Transport Assessment (by i-Transport, ref: NM/MD/AT/ITL16195-004C, 17 December 2020). All car parking spaces must then be retained permanently for their specific purpose in the said Parking Plans.</p> <p>REASON: To promote sustainable transport in accordance with Policy SADM 12 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	26.	n/a	n/a
27.	<p>Prior to first occupation of the development, all cycle stores (within each block) the basement level cycle stores must be implemented in accordance with drawing numbers: AB-GA-P-B01-01 rev. PL 1, AB-GA-P-B01-02 rev. PL 1, CD-GA-P-L00 rev. PL 2; AB-GA-P-L00 rev. PL 2; E-GA-P-L00 rev. PL 2; F-GA-P-L00-L01 rev. PL 2. The type of cycle rack under</p>	27.	n/a	n/a

	<p>drawing numbers CD-GA-P-L00 rev. PL 2 and F-GA-P-L00-L01 rev. PL 2 must be either Sheffield or Josta spaces. Thereafter, the cycle stores must be made available for use and retained permanently.</p> <p>REASON: To ensure that the development is served by sufficient cycle provision and to encourage cycling as a sustainable mode of transport, in accordance with Policy M6 and M14 of the Welwyn Hatfield District Plan 2005, Policies SP 4 and SADM 3 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>			
28.	<p>Prior to first occupation of the development, details of the secure cycle shelter for up to 10 bikes on drawing no. BMD.20.044.DR.P101 Revision C, must be submitted to and approved in writing by the local planning authority. The details must include:</p> <ul style="list-style-type: none"> a) Metrically scaled elevations and roof plan of the cycle shelter; and b) Confirmation of the type of cycle rack. <p>The approved cycle shelter must be implemented prior to first occupation of the development, be made available for use and retained permanently thereafter.</p> <p>The cycle stands within the public realm on the aforementioned drawing number, must be Sheffield stands.</p> <p>REASON: To ensure that sufficient visitor cycle provision is provided and to encourage cycling as a sustainable mode of transport, in accordance with Policy M6 and M14 of the Welwyn Hatfield District Plan 2005, Policies SP 4 and SADM 3 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	28.	n/a	n/a
29.	<p>Prior to first occupation of the development, a final Completion and Verification Report to a specification agreed and defined by the local planning authority, and signed off by an appropriate qualified person or body, which demonstrates that the sustainable urban drainage measures have been implemented as per the details approved; shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>It shall include the following:</p> <ul style="list-style-type: none"> a) Provision of a Completion and Verification Report appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme. The verification report shall include 	29.	n/a	n/a

	<p>photographs of excavations and soil profiles/horizons, installation of any surface water structure, during construction and final make up, and the control mechanism.</p> <p>b) Provision of a complete set of as built drawings for site drainage.</p> <p>c) Post-construction surveys including a CCTV survey for any underground features and piped networks.</p> <p>d) A management, maintenance and adoption plan for the SuDS features and drainage network.</p> <p>REASON: To prevent the increased risk of surface water flooding, to improve and protect water quality, protect natural habitats and the amenity of residents, and ensure the future maintenance of the Sustainable Urban Drainage System in perpetuity, in accordance with Policy R7 and R11 of the Welwyn Hatfield District Plan, Policy SADM 14 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>			
Other				
30.	<p>Prior to the construction of the approved site access at the junction of BioPark Drive and Broadwater Road, the results of Stage 2 (Detail Design) Road Safety Audit must be submitted to an approved in writing by the local planning authority.</p> <p>The site access must be constructed as approved following the approved Stage 2 (Detail Design) Road Safety Audit and be retained permanently thereafter.</p> <p>REASON: To ensure satisfactory and safe access into the site, in accordance with Policy SADM 2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	n/a (condition deleted)	<p>Prior to the construction of the approved site access at the junction of BioPark Drive and Broadwater Road, the results of Stage 2 (Detail Design) Road Safety Audit must be submitted to an approved in writing by the local planning authority.</p> <p>The site access must be constructed as approved following the approved Stage 2 (Detail Design) Road Safety Audit and be retained permanently thereafter.</p> <p>REASON: To ensure satisfactory and safe access into the site, in accordance with Policy SADM 2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	Condition 30 is proposed to be combined with Condition 8.
31.	<p>The units marked 'WCH' in the 'type' column of the submitted Accommodation Schedule (drawing no: SC-AS rev. PL 1) must comply with Part M4(3) 'wheelchair user dwellings' of the Building Regulations 2010. All other units in this Accommodation Schedule must comply with Part M4(2) 'accessible and adaptable dwellings' of the Buildings Regulations 2010.</p>	30.	n/a	n/a

	<p>Written verification of compliance must be supplied to the local planning authority within 30 days of the practical completion [of the block it forms part of].</p> <p>REASON: To comply with the level of accessible and adaptable housing which was applied for and to ensure that suitable housing is provided for households in need of accessible and wheelchair housing in accordance with Policies D1, and H10 of the Welwyn Hatfield District Plan 2005; Policy SP 7 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>			
32.	<p>The undercroft parking areas for the eight townhouses (Block G) must be provided and retained in accordance with their use as annotated on drawing number: G-GA-P-L00-L01 rev. PL 1.</p> <p>REASON: To ensure that sufficient car and cycle provision is provided for the occupiers of each townhouse, in accordance with in accordance with Policy M14 of the Welwyn Hatfield District Plan 2005, Policy SADM 12 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>	31.	n/a	n/a
33.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A, AA, B and E of Part 1 of Schedule 2 shall take place.</p> <p>REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP 9 and SADM 11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework'.</p>	32.	n/a	n/a
34.	<p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority.</p> <p>An investigation and risk assessment and, where remediation is necessary, a remediation scheme must then be submitted to and approved in writing by the Local Planning Authority and implemented as approved.</p>	33.	n/a	n/a

	<p>The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.</p> <p>Investigation and risk assessment The investigation and risk assessment must assess the nature and extent of any contamination on the site, whether or not it originates on the site and must be undertaken by competent persons. A written report of the findings must be produced and the findings must include:</p> <ul style="list-style-type: none"> a) a survey of the extent, scale and nature of contamination; b) an assessment of the potential risks to: <ul style="list-style-type: none"> - human health; - property (existing or proposed) including buildings; - crops; - livestock; - pets; - woodland and service lines and pipes; - adjoining land; - groundwaters and surface waters; - ecological systems; - archeological sites and ancient monuments. c) an appraisal of remedial options, and proposal of the preferred option(s). <p>The investigation and risk assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Remediation Scheme</p> <p>Following completion of measures identified in the approved remediation scheme, a verification report which demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.</p> <p>REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy R2 of the Welwyn Hatfield District Plan 2005, Policy SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.</p>			
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n/a (New condition)	n/a	34.	The community hub hereby approved shall be used only in Use Classes E.b), E.d), E.e), E.f), F.2a) and/or F.2b) of the Town and Country Planning (Use Classes) Order, 1987 (as amended), unless otherwise agreed in writing by the Local Planning Authority.	To specify the potential uses of the community hub.
Approved drawings				
35.	The development/works shall not be started and completed other than in accordance with the approved plans and details:	35.	n/a	It's proposed to remove need for compliance with existing drawings as this is not necessary.

Plan Number	Revision Number	Details	Received Date
CD-GA-E-03	PL 1	Blocks C & D Courtyard Elevations	21 December 2020
CD-GA-P-L00	PL 2	Blocks C & D Ground Floor Plan	16 February 2021
CD-GA-P-L01-L04	PL 1	Blocks C & D First to Fourth Floor Plan	21 December 2020
CD-GA-P-L05	PL 1	Blocks C & D Fifth Floor Plan	21 December 2020
CD-GA-P-L06	PL 1	Blocks C & D Sixth Floor Plan	21 December 2020
CD-GA-P-L07	PL 1	Blocks C & D Seventh Floor Plan	21 December 2020
CD-GA-P-R08	PL 1	Blocks C & D Roof Plan	21 December 2020
CD-GA-S-01	PL 1	Blocks C & D Sections	21 December 2020
CD-GA-S-02	PL 1	Blocks C & D Sections	21 December 2020
AB-GA-E-01	PL 1	Blocks A & B Elevations	21 December 2020
AB-GA-E-02	PL 1	Blocks A & B Elevations	21 December 2020
AB-GA-E-03	PL 1	Blocks A & B Courtyard Elevations	21 December 2020
AB-GA-P-B01-01	PL 1	Blocks A & B Basement L01 Plan 01	21 December 2020
AB-GA-P-B01-02	PL 1	Blocks A & B Basement L01 Plan 02	21 December 2020
AB-GA-P-B02	PL 1	Blocks A & B Basement L02 Plan	21 December 2020
AB-GA-P-L00	PL 2	Blocks A & B, Ground Floor Plan	16 February 2020
AB-GA-P-L01-L05	PL 1	Blocks A & B First to Fifth Floor Plan	21 December 2020
AB-GA-P-L06	PL 1	Blocks A & B Sixth Floor Plan	21 December 2020

AB-GA-P-L07	PL 1	Blocks A & B, Seventh Floor Plan	21 December 2020
AB-GA-P-L08	PL 1	Blocks A & B Eighth Floor Plan	21 December 2020
AB-GA-P-R09	PL 1	Blocks A & B Roof Plan	21 December 2020
AB-GA-S-01	PL 1	Blocks A & B - Section Sheet 01	21 December 2020
AB-GA-S-02	PL 1	Blocks A & B - Section Sheet 02	21 December 2020
CD-GA-E-01	PL 1	Blocks C & D Elevations Sheet 01	21 December 2020
CD-GA-E-02	PL 1	Blocks C & D Elevations Sheet 02	21 December 2020
S-GA-E-01	PL 1	Proposed North Site Elevation	21 December 2020
S-GA-E-02	PL 1	Proposed East Site Elevation	21 December 2020
S-GA-E-03	PL 1	Proposed South Site Elevation	21 December 2020
S-GA-E-04	PL 1	Proposed West Site Elevation	21 December 2020
E-GA-E-01	PL 1	Block E Elevations Sheet 01	21 December 2020
E-GA-P-L00	PL 1	Block E Ground Floor Plan	16 February 2021
E-GA-P-L01	PL 1	Block E First Floor Plan	21 December 2020
E-GA-P-L02-L04	PL 1	Block E, Second to Fourth Floor Plan	21 December 2020
E-GA-P-L05	PL 1	Block E Fifth Floor Plan	21 December 2020
E-GA-P-L06	PL 1	Block E Sixth Floor Plan	21 December 2020
E-GA-P-R07	P 1	Block E Roof Plan	21 December 2020
E-GA-S-01	P 1	Block E, Sections, Sheet 01	21 December 2020
E-GA-S-02	P 1	Block E Sections Sheet 02	21 December 2020
F-GA-E-01	PL 1	Block F Elevations Sheet 01	21 December 2020
F-GA-P-L00-L01	PL 2	Block F Ground and First Floor Plan	16 February 2021
F-GA-P-L02-L03	PL 1	Block F Second and Third Floor Plans	21 December 2020
F-GA-P-R04	PL 1	Block F Roof Plan	21 December 2020
F-GA-S-01	PL 1	Block F Sections Sheet 01	21 December 2020
GA-EX-L00-OS	PL 1	Location Plan	21 December 2020
GA-LS-01	PL 1	Proposed Long Section 01	21 December 2020

GA-LS-02	PL 1	Proposed Long Section 02	21 December 2020
GA-SP-B01	PL 1	Proposed Site Plan Basement Level 01	21 December 2020
GA-SP-B02	PL 1	Proposed Site Plan Basement Level 02	21 December 2020
GA-SP-L00	PL 2	Proposed Site Plan Ground Floor	16 February 2021
GA-SP-L01	PL 2	Proposed Site Plan First Floor	16 February 2021
GA-SP-L02	PL 1	Proposed Site Plan Second Floor	21 December 2021
GA-SP-L03	PL 1	Proposed Site Plan Third Floor	21 December 2021
GA-SP-L04	PL 1	Proposed Site Plan Fourth Floor	21 December 2020
GA-SP-L05	PL 1	Proposed Site Plan Fifth Floor	21 December 2020
GA-SP-L06	PL 1	Proposed Site Plan Sixth Floor	21 December 2020
GA-SP-L07	PL 1	Proposed Site Plan Seventh Floor	21 December 2020
GA-SP-L08	PL 1	Proposed Site Plan Eighth Floor	21 December 2020
GA-SP-L09	PL 1	Proposed Site Plan Roof Level	21 December 2020
GA-SP-M	PL 1	Site Plan Masterplan	21 December 2020
GA-SP-N	PL 1	Proposed Site Location Plan	21 December 2020
G-GA-E-01	PL 1	Block G, Elevations, Section 01	21 December 2020
G-GA-P-L00-L01	PL 1	Block G Ground and First Floor Plans	21 December 2020
G-GA-P-L02-R03	PL 1	Block G Second Floor and Roof Plans	21 December 2020
G-GA-S-01	PL 1	Block G, Sections, Sheet 01	21 December 2020
BG-EX-L09		Building 33 Existing Fourth Floor Plan	21 December 2020
BG-EX-L07		Building 33 Existing Second Floor Plan	21 December 2020
BG-EX-L08		Building 33 Existing Third Floor Plan	21 December 2020
BG-EX-L05		Buildings 33, 34 & 35 Existing Ground Floor Plans	21 December 2020
BG-EX-L06		Buildings 33 & 35 Existing First Floor Plans	21 December 2020

BG-EX-B01		Building 30 Existing Basement Plan	21 December 2020
BG-EX-L01		Building 30 Existing First Floor Plan	21 December 2020
BG-EX-L04		Building 30 Existing Fourth Floor Plan	21 December 2020
BG-EX-L00		Building 30 Existing Lower Ground and Ground Floor Plans	21 December 2020
BG-EX-L02		Building 30 Existing Second Floor Plan	21 December 2020
BG-EX-L03		Building 30 Existing Third Floor Plan	21 December 2020
BMD.20.044.DR.P302	A	Planting Plan – Ground Floor (Sheet 2 of 2)	21 December 2020
BMD.20.044.DR.P303	A	Planting Plans – Roof Gardens (Sheet 1 of 2)	21 December 2020
BMD.20.044.DR.P304	A	Planting Plans – Roof Gardens (Sheet 2 of 2)	21 December 2020
BMD.20.044.DR.P401	A	Landscape Sections (Sheet 1 of 3)	21 December 2020
BMD.20.044.DR.P402	A	Landscape Sections (Sheet 2 of 3)	21 December 2020
BMD.20.044.DR.P403	A	Landscape Sections (Sheet 3 of 3)	21 December 2020
BMD.20.044.DR.P101	C	Detailed General Arrangement – Ground Floor (Sheet 1 of 2)	21 December 2020
BMD.20.044.DR.P102	B	Detailed General Arrangement – Ground Floor (Sheet 2 of 2)	21 December 2020
BMD.20.044.DR.P103	B	Detailed General Arrangement – Roof Gardens (Sheet 1 of 2)	21 December 2020
BMD.20.044.DR.P104	B	Detailed General Arrangement – Roof Gardens (Sheet 2 of 2)	21 December 2020
BMD.20.044.DR.P301	A	Planting Plans – Ground Floor (Sheet 1 of 2)	21 December 2020
41949-01-1	A	Topographical Survey	21 December 2020
41949-01-2	A	Topographical Survey	21 December 2020
41949-01-3	A	Topographical Survey	21 December 2020
41949F-01	A	Sub-Basement Floor Plan	21 December 2020
41949F-02	A	Basement Floor Plan	21 December 2020
L-9989/1-6	0	Existing Elevations-6	21 December 2020
L-9989/1-7	0	Existing Elevations-7	21 December 2020
L9989/1-8	0	Existing Elevations-8	21 December 2020

L9989/1-9	0	Existing Elevations-9	21 December 2020
L9989/1-10	0	Existing Elevations-10	21 December 2020
L9989/1-1	0	Existing Elevations-1	21 December 2020
L9989/1-2	0	Existing Elevations-2	21 December 2020
L9989/1-3	0	Existing Elevations-3	21 December 2020
L9989/1-4	0	Existing Elevations-4	21 December 2020
L9989/1-5	0	Existing Elevations-5	21 December 2020
104		Existing Sections	21 December 2020
BMD.20.044.DR.P001	C	Overall General Arrangement Plan	21 December 2020
BMD.20.044.DR.P002		Landscape Masterplan	21 December 2020

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

