

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0091/92

The Creche Co
60 Nightingale Walk
Hemel Hempstead
Herts

Maurice Phillips Ptnsps.
10 Sovereign Park
Cleveland Way
Hemel Hempstead Herts
HP2 7DL

DEVELOPMENT ADDRESS AND DESCRIPTION
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Holtsmere End School, Shenley Rd/Arkley Rd H/H,

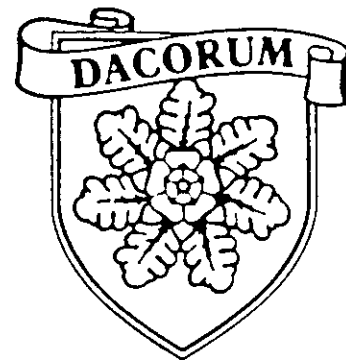
ERECTION OF CRECHE, PLAY AREA AND ANCILLARY PARKING (RESUBMISSION)

Your application for *full planning permission* dated 28.01.1992 and received on 28.01.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 16.07.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0091/92

Date of Decision: 16.07.1992

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
3. Sight lines of 2.4 x 23 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
4. The kerb radii of the access shall be 4.5 m and shall include a pram/wheelchair crossing.
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping for the area hatched green on Drawing No. 427:04A (Ref. 4/0091/92FL).
6. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or 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, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan Drawing No. 427:04A (Ref 4/0091/92FL) shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-4. In the interests of highways safety.
5. To ensure proper drainage of the site.
6. To maintain and enhance visual amenity.
7. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.