

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0147/92

Hunting Gate Developments Limited
PO Box 4444
HITCHIN
Herts
SG4 0TB

DEVELOPMENT ADDRESS AND DESCRIPTION
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ERECTION OF INDUSTRIAL/STORAGE BUILDINGS (B2/B8); ACCESS ROAD AND PARKING

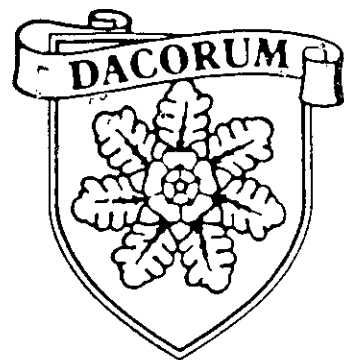
Ex Flitwick Oil, Maxted Close, Hemel Hempstead

Your application for *planning permission* dated 10.02.1992 and received on 10.02.1992 has been **GRANTED**, subject to the conditions set out overleaf.

Director of Planning.

Date of Decision: 04.08.1992

(encs. - Conditions and Notes).

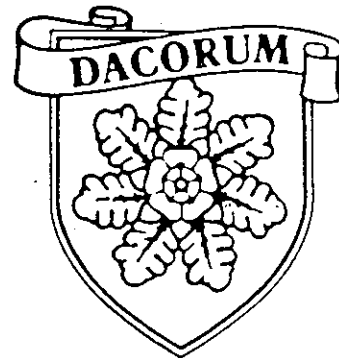


CONDITIONS APPLICABLE
TO APPLICATION: 4/0147/92

Date of Decision: 04.08.1992

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 external walls and roof of the development hereby permitted shall be constructed in accordance with the schedule of materials submitted with the application.
3. 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.
4. No part of the development hereby permitted shall be occupied prior to the completion of all site access works, including the stopping up of existing redundant accesses; visibility splays shall be provided for the new accesses as follows:

Maxted Close	4.5m x 35m to left;	4.5m x 90m to right
Maxted Road	4.5m x 90m to left;	4.5m x 30m to right
Boundary Way	2.4m x 45m to left;	2.4m x 90m to right.
5. The kerb radii of the access to Maxted Close shall be 10.5 m and shall include a pram/wheelchair crossing. The kerb radii of all the other accesses shall be 6 m and shall include pram/wheelchair crossings.
6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 1023/00/01 Rev B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
7. Prior to the occupation of any building hereby permitted remedial works to deal with contamination within the site the subject of this application shall be carried out to the satisfaction of the local planning authority in accordance with the recommendations contained in the report of Colquhoun Geotechnical Services dated March 1992 and entitled "Assessment of Ground Contamination".
8. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.



9. 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.
10. Only one vehicular access shall be taken from Boundary Way.

Reasons:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory development.
3. In the interests of highway safety.
4. In order to minimise interference with the free and safe flow of traffic on the highway network.
5. In the interests of highway safety.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
7. In the interests of health and safety.
8. To maintain and enhance visual amenity.
9. To maintain and enhance visual amenity.
10. In the interests of highway safety.