

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0186/93

Market Garage Tring Ltd
Market Garage
Brook Street
Tring
Herts

Mr A.King
Osborne Lodge
Wick Road
Wigginton
Nr. Tring
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Market Garage, Brook Street Tring, Herts

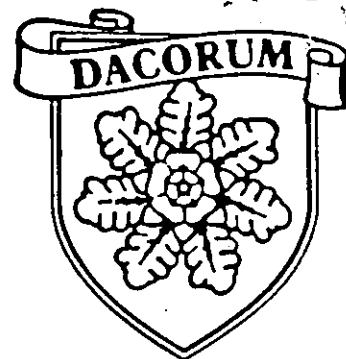
PARTIAL DEMOLITION AND REDEVELOPMENT ALTERATIONS AND REFURBISHMENTS

Your application for *full planning permission* dated 10.02.1993 and received on 10.02.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 26.04.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0186/93

Date of Decision: 26.04.1993

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. At the Mortimer Hill access sight lines of 2.4 x 35m 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.

Reason: In the interests of highways safety.

3. The development hereby permitted shall not be occupied until the sight lines referred to in condition 2 shall have been provided, and they shall be maintained at all times thereafter.

Reason: In the interests of highways safety.

4. The development hereby permitted shall not be occupied until the arrangements for (vehicle parking, circulation, loading and unloading) shown on plan MCB101A/1 (amended March 1993) and MCB105B/2 (amended February 1993) shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

5. 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.

Reason: To maintain and enhance visual amenity.

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.

Reason: To maintain and enhance visual amenity.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0186/93

Date of Decision: 26.04.1993

7. Signs shall be displayed, and "give way" road markings provided, to the satisfaction of the local planning authority, to ensure that all users of the petrol filling station enter the site at northern Brook Street access only, and leave at the southern Brook Street egress only, and such signs and markings shall be maintained at all times after first occupation of any part of the petrol filling station.

Reason: In the interests of highways safety.

8. No soakways shall be constructed such that they penetrate the water table, and shall not in any event exceed 2 metres in depth below existing ground level.

Reason: To prevent pollution of groundwater.

9. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed with the Planning Authority in consultation with the National Rivers Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority in consultation with the National Rivers Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

Reason: To prevent pollution of the water environment.