

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0257/94FL

Commission for the New Towns
Glen House
Stag Place
Victoria
LONDON SW1E 5AJ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land at Buncefield Lane/Wood Lane End, Hemel Hempstead

THE ERECTION OF A DISTRIBUTION WAREHOUSE AND THE CONSTRUCTION OF A LINK ROAD AND
ASSOCIATED HIGHWAY WORKS

Your application for *planning permission* dated 22 02.1994 and received on
23.02.1994 has been *GRANTED*, subject to the conditions set out overleaf.



Director of Planning.

Date of Decision: 16.06.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0257/94FL

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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. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. 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.

4. 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.

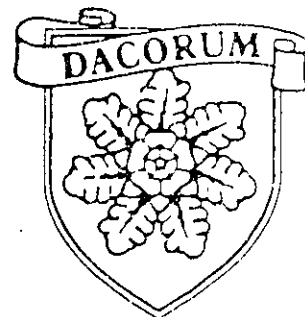
5. Noise emitted from the premises shall not exceed 60 dB(A) Leq (15 minutes) measured at the site boundary to Wood Lane End between 7.00 am and 7.00 pm Monday to Friday and 7.00 am and 1.00 pm on Saturdays, and at any other times the noise emitted shall not exceed 52 dB(A) Leq (15 minutes) at this site boundary.

Reason: To ensure an adequate standard of sound attenuation.

6. No external public address or "tannoy" system shall be installed at the development hereby permitted without the prior consent in writing of the local planning authority.

Reason: To safeguard the amenity of residential properties in the vicinity.





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7. Occupation of the development hereby permitted shall not take place until an Order concerning the following shall have been confirmed:

The prohibition of motor vehicles on a length of Buncefield Lane immediately to the north of a point approximately 60 metres north of its junction with Wood Lane End northwards for a distance of approximately 210 metres.

Reason: In the interests of highways safety.

8. The development shall not be commenced until arrangements have been made to the satisfaction of the local planning authority for the provision of adequate foul and surface water drainage for the whole of the development.

Reason: To ensure proper drainage of the site.

9. Prior to the occupation of the building details of any external lighting or surveillance equipment shall be submitted to and approved by the local planning authority.

Reason: To safeguard the amenities of residential properties in the vicinity.

10. Advance notice of the start of the site clearance and the excavation of groundworks shall be given to the local planning authority and access allowed at all reasonable times to any person(s) nominated by that authority to observe the works and record any archaeological material that may be exposed.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

11. The development hereby permitted shall be used for general industrial or storage purposes only (as set out in Classes B2 and B8 of the Town and Country Planning (Use Classes) Order 1987).

Reason: For the avoidance of doubt.

12. Over a period of two years following occupation of the development hereby permitted, the developer shall afford access to the site outside the buildings at all reasonable times to any Officer employed by the local planning authority (or any person appointed by the local planning authority) for the purpose of observing and monitoring noise emissions generated within the site.

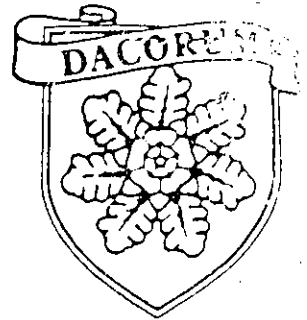
Reason: To ensure an adequate standard of sound attenuation.



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13. Monitoring measures, in accordance with a scheme to be agreed in writing by the local planning authority, shall be carried out by the developer or occupier following commencement of work on the site and continued over a period of two years following occupation of the development hereby permitted to ensure that the operation of the site accords with the relevant statutory provisions in respect of air quality and noxious emissions. The development shall not be occupied until the agreed monitoring measures are in place.

Reason: To enable the local planning authority to maintain a level of control over emissions in the interest of public health and residential amenity.

14. No development shall commence on the site until details of satisfactory arrangements for temporary access to the site for construction traffic shall have been submitted to and approved by the local planning authority.

Reason: In the interests of highways safety.

15. The development shall not be occupied until the following works have been completed to the satisfaction of the local planning authority:

- (a) The construction of a new roundabout on Green Lane as generally shown in principle on Drawing No. 25457R0/04/18.1.1 (Revision B).
- (b) The construction of an access roundabout and the diversion of Buncefield Lane as generally shown in principle on Drawing No. 25457R0/04/18.1.1 (Revision B).
- (c) The construction of a link road from the new roundabout on Green Lane to the access roundabout as generally shown in principle on Drawing No. 25457R0/04/18.1.1 (Revision B).
- (d) The construction of a link road from the site access roundabout to Boundary Way as generally shown in principle on Drawing No. 25457R0/04/18.1.1 (Revision B).

Reason: To ensure a satisfactory development.

16. All parking, delivery and storage areas associated with construction of the development must be provided on land which is not public highway and the use of such areas must not interfere unreasonably with the use of the public highway.

Reason: In the interests of highways safety.

