

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0411/94

Techno Ltd  
Chancel House  
Neasden Lane  
London  
NW10 2XE

DHV (UK) Ltd  
Priory House  
45/51 High Street  
Reigate  
RH2 9RU

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Jarman Fields, St Albans Road/St Albans Hill, Hemel Hempstead

FORMATION OF ATHLETICS TRACK, ERECTION OF PAVILION AND FORMATION OF ACCESS.

Your application for *full planning permission* dated 04.03.1994 and received on 23.03.1994 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 18.07.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0411/94

Date of Decision: 18.07.1994

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. There shall be no vehicular access to St Albans Hill other than the single point of access shown on the plans hereby approved.

Reason: In the interests of highways safety.

3. The vehicular access to the clubhouse from St Albans Hill shall be used only for vehicles required for servicing and maintaining the clubhouse, athletics track, field sports arena and related development and for no other purpose. Suitable signs shall be displayed at all times at the said access indicating such restriction.

Reason: In the interests of highways safety.

4. The access to St Albans Hill referred to in condition 3 hereof shall include the provision of visibility splays measuring 2.4 m x 70 m in both directions within which there shall be no obstruction to visibility between 0.6 m and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

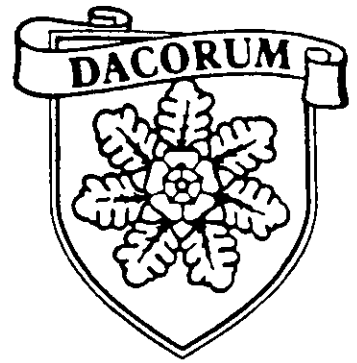
5. No part of the development hereby permitted comprising the clubhouse, athletics track and field sports arena shall be brought into use until the access to St Albans Hill referred to in conditions 3 and 4 above shall have been provided in accordance with the details as so approved.

Reason: To ensure satisfactory access.

6. The athletics track and field sports arena shall be constructed in accordance with the details of levels, embankments, cuttings and all other earthworks approved by the local planning authority on 12 July 1994 under reference 4/0698/94.

Reason: To avoid doubt.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/0411/94

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7. 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.

8. No part of the athletics track or field sports arena hereby permitted shall be brought into use until the car parking arrangements provided for the leisure/recreation centre shall have been provided.

Reason: To ensure the provision of adequate car parking.

9. Between the hours of 0700 and 2300 on Mondays to Saturdays inclusive, noise from operations conducted within any building or structure within the site shall not exceed 47 dBA at any point on the boundary of the application site, expressed as that level exceeded for 90% of the time in any 15 minute period. At any other time noise emanating from any buildings or structure shall not exceed 40 dBA at any point on the boundary of the application site also expressed as the LA90 (15 minutes).

Reason: To ensure satisfactory sound attenuation.

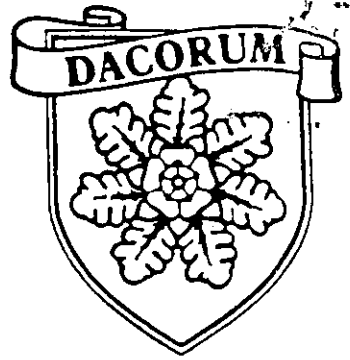
10. From when the athletics track and pavilion are first brought into use, between the hours of 0700 and 2300 Mondays to Saturdays inclusive, noise from plant and machinery used within the application site as expressed as the noise rating number (NR) shall not exceed NR45 at any point on the boundary of the application site. At any other time noise from the said plant and machinery shall not exceed NR35 at any point on the boundary of the application site.

Reason: To ensure satisfactory sound attenuation.

11. Any scheme of external lighting (other than that shown on the plans hereby approved) and floodlighting shall be submitted to and approved by the local planning authority and such lighting and floodlighting shall be carried out only in accordance with the scheme as approved.

Reason: To ensure adequate lighting levels are achieved without causing undue light pollution.

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CONDITIONS APPLICABLE  
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12. No electricity sub-station shall be erected on the site unless otherwise agreed in writing with the local planning authority.

Reason: To prevent unsightly ad hoc buildings.

13. No development which would necessitate breaking through any methane-resistant membrane (or similar device) provided in the development of this site shall be carried out, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the integrity of the methane resistance membrane.