

Town Planning Ref. No. 4/0447-91

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

~~THE DISTRICT OF ...~~

~~IN THE COUNTY OF HERTFORD~~

To Director of Transportation Hertfordshire County Council Goldings North Road Hertford, Herts SG14 2PY

CONTINUATION OF USE OF HOUSEHOLD WASTE SITE at TRINGFORD ROAD, TRING, HERTFORDSHIRE.

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 19 March 1991 and received with sufficient particulars on 30 May 1991 and shown on the plan(s) accompanying such application, subject to the following conditions:-

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

See attached Schedule of Conditions numbered 1 - 12.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:-

~~in accordance with the requirements of Section 41 of the Town & Country Planning Act 1971~~

See attached Schedule of Reasons numbered 1 - 12.

Dated..... 8th day of January 19.93.

Signed..... T. J. Betts

Designation HEAD OF RESTORATION, MINERALS
AND WASTE PLANNING

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

SCHEDULE OF CONDITIONS AND REASONS FOR CONDITIONS NUMBERED 1-12
ATTACHED TO PLANNING PERMISSION NUMBER 4/0447-91 FOR THE
CONTINUATION OF USE OF HOUSEHOLD WASTE SITE AT
TRINGFORD ROAD, TRING, HERTFORDSHIRE

1. The operations authorised by this planning permission shall, except where modified by the Schedule of Conditions, be undertaken in accordance with the provisions of the Written Statement dated 13 March 1991 accompanying the application number 4/0447-91 and no part of the operations provided for therein shall be omitted except with the prior consent in writing of the Local Planning Authority.

Reason: To ensure that an orderly programme of operations is carried out in such a way that the adverse effects on local amenity are kept to a minimum.

2. Adequate precautions shall be taken at all times to the satisfaction of the Local Planning Authority to prevent unauthorised access to the site.

Reason: To minimise the adverse effects on the local amenity.

3. The hours of operation of the use hereby permitted shall be restricted to those hours between 0800 (8 a.m.) and 2000 (8 p.m.).

Reason: In the interests of local amenity.

4. The surfacing within the site shall be maintained in a good state of repair and shall, along with the access road, be kept clean and free of mud and other debris to the satisfaction of the Local Planning Authority.

Reason: To minimise the adverse effects on the local amenity, and to ensure the provision of vehicular circulation, and parking areas for visitors to the site.

5. The operator shall take reasonable measures to the satisfaction of the Local Planning Authority to ensure that areas outside the site are not affected by dust and litter nuisance.

Reason: To minimise the adverse effects on the local amenity.

6. A Scheme of Landscaping shall be submitted to and agreed by the Local Planning Authority within six months of the date of this permission to include, amongst other matters, provision for :-

- a) the retention and protection of existing trees and shrubs;
- b) additional tree and shrub planting;

- c) details of the planting specification, species, size, spacing and number of trees and shrubs, measures to protect and maintain the trees in accordance with good silviculture practice.

Reason: In order to screen the operations, and to minimise visual intrusion.

7. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

Reason: To prevent pollution of the water environment.

8. No sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent, shall be discharged to the surface water drainage system.

Reason: To prevent pollution of the water environment.

9. No soakaways shall be constructed to a depth exceeding 4 metres below existing ground level, and under no circumstances shall the water table be intersected.

Reason: To prevent pollution of groundwater.

10. Surface water drainage should be passed through a suitable type of oil/grit interceptor, the design of which shall be to the satisfaction of the Local Planning Authority in consultation with the National Rivers Authority.

Reason: To prevent pollution of the water environment.

11. Any above ground oil storage tank(s) or chemical storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund.

Reason: To minimise the risk of groundwater pollution.

12. Any valves, washouts, or similar from liquid storage facilities should be pointed down into a bunded area.

Reason: To minimise the risk of groundwater pollution.

Planning Informatives

1. Operation of this site will require a Site Licence under the provisions of the Control of Pollution Act 1974.
2. Under the terms of the Water Act, 1989, the prior written consent of the National Rivers Authority is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or on to ground or into waters which are not controlled waters. Such consent may be withheld. (Informative by National Rivers Authority).
3. The developer should consult with the NRA on measures for the prevention of pollution, with particular reference to the delivery, storage and use of oils and chemicals, the disposal of surface water and the drainage of vehicle washing areas. (Informative by National Rivers Authority).
4. Any open areas used for the collection or storage of oils and chemicals, including vehicle batteries, should be surrounded by a suitable liquid tight bund to prevent drainage from these areas discharging directly into the surface water drainage system. (Informative by National Rivers Authority).
5. The applicant should ensure that the proposed works are not situated over a public sewer, and the Agent Council's drainage section should be consulted in this respect. It is the policy of the Company to avoid building over or close to public sewers under the terms of Schedule 8(6) of the Water Act 1989. Therefore, a suitable sewer diversion, or some other alternative, which will obviate the need for building over or close to any sewers which may be affected, should be agreed. (Informative by Thames Water Utilities).
6. Where disposal of surface water is other than to a public sewer, then the applicant should ensure that approval for the discharge has been obtained from the appropriate authority. (Informative by Thames Water Utilities).