

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0525/92

Ashford Developments Ltd
Friars Gate
1011 Stratford Road
Solihull
B90 4BN

Ashford Construction Ltd
Friars Gate
1011 Stratford Road
Solihull
B90 4BN

DEVELOPMENT ADDRESS AND DESCRIPTION
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Site Y, Swallowdale Lane, Hemel Hempstead,

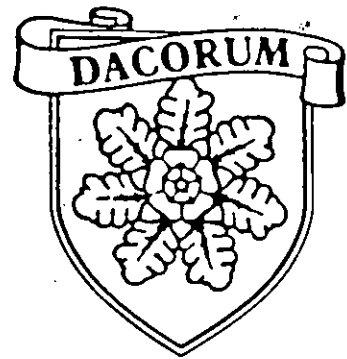
WAREHOUSE/INDUSTRIAL BUILDINGS (B2/B8 WITH ANCILLIARY OFFICES)

Your application for *full planning permission* dated 30.04.1992 and received on 05.05.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 28.01.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0525/92

Date of Decision: 28.01.1993

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. 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.

3. 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.

4. Not more than 12000 sq m of the floor space hereby permitted shall be used for the purposes within Class B2 of the Town and Country Planning (Use Classes) Order 1987.

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

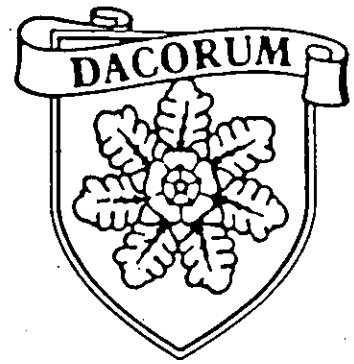
5. Within the land hatched green on Drawing No. 9245.02A there shall be no building or permanent structure.

Reason: This land is reserved for the future widening of Swallowdale Lane.

6. Adequate space for all parking, delivery and storage of materials must be provided within the site on land which is not public highway and the use of such area must not interfere with the public highway.

Reason: To ensure proper development of the site.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0525/92

Date of Decision: 28.01.1993

7. No part of the development hereby permitted shall be occupied prior to the completion of the site access and associated roadworks.

Reason: In the interests of highways safety.

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 9245.02A 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.