

4/0764/91
2 4/1647/95



Mr A F Gater
Assistant Director of Technical Services
Dacorum Borough Council
Civic Centre
Hemel Hempstead
Herts HP1 1HH

**RESTORATION, MINERALS
AND WASTE PLANNING**
County Hall
Hertford SG13 8DN

Telephone: 01992 556229
Fax: 01992 556202
Contact: Miss R Campbell
My ref: RMWP/RAC/DB/
4/0764-91
Date: 29 February 1996

Dear Mr Gater

**RE. HOUSEHOLD WASTE SITE, NORTHBRIDGE ROAD, BERKHAMSTED
PLANNING PERMISSION REFERENCE 4/0764-91 : APPROVAL OF
FLOODLIGHTING DETAILS PURSUANT TO CONDITION 28 OF PLANNING
PERMISSION 4/0764-91**

I write to confirm that the floodlighting details as submitted, shown on plan W57/04/13 pursuant to condition 28 of planning permission 4/0764-91, are now approved subject to the following provisos :

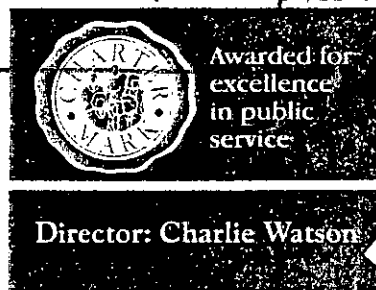
1. The floodlight lamps shall be to the specification submitted to the Local Planning Authority on the 18th January 1996 and numbered FL500 (as attached);
2. The four floodlight lamps to the specification stated above, shall be positioned at a 5 degree angle to the ground;
3. The floodlights shall only used when natural daylight fails during permitted operating hours, that is, between 8.30 a.m. and 16.30 p.m. Monday to Sunday.

For clarity, approval has now been granted for four eight metre high columns with a 400 watt floodlight at a 5 degree angle at the positions shown on plan W57/04/13 and to a specification stated in point 1.

Yours sincerely

cc Phil Handrihan, Waste Disposal
for Head of Restoration, Minerals and Waste Planning

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL		
Ref	RD	Ack.
4/0764/91		Admin. File
- 4 MAR 1996		
Comments 4/0764/91 - please file.		

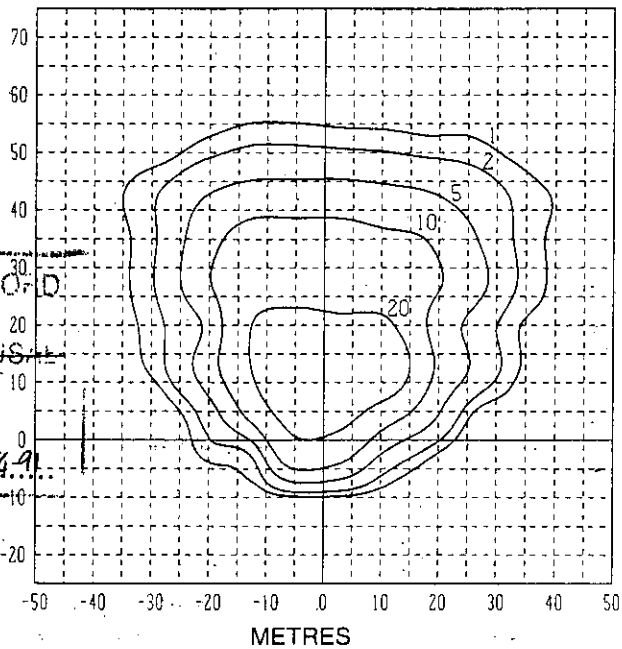


Low Light Pollution AREA FLOODLIGHT

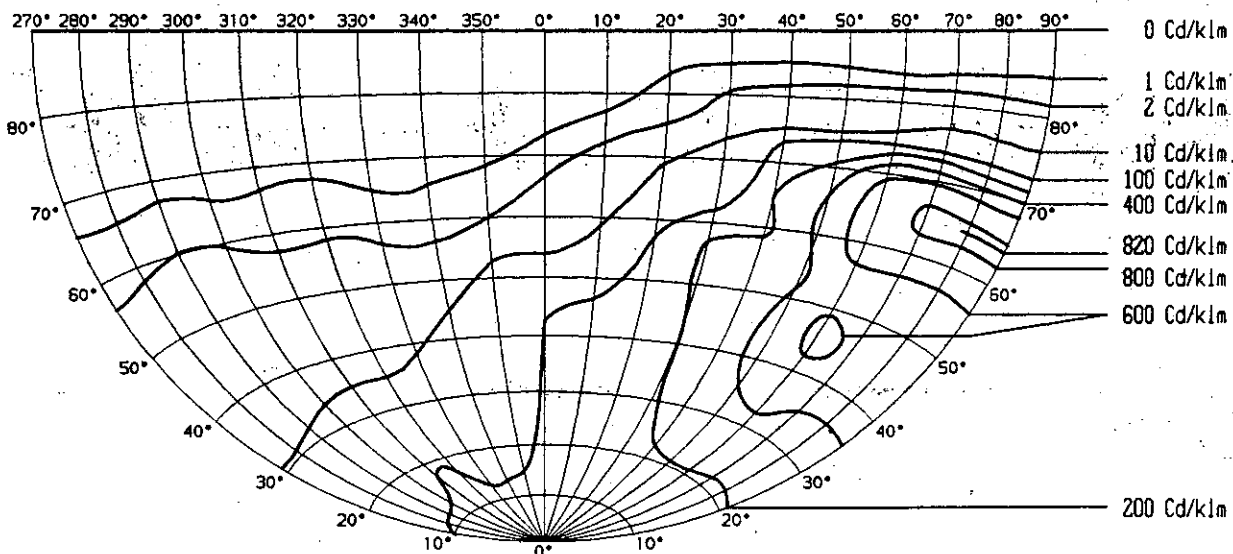
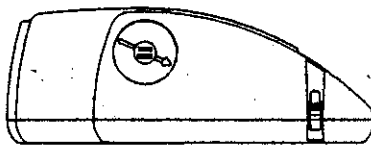
ISOLUX DIAGRAM FOR FL500
400W SON/T LAMP
MOUNTED AT 18 METRES.

ADMINISTRATIVE COUNTY OF HERFORD
TOWN & COUNTRY PLANNING ACT
PLAN REFERRED TO IN CONSENT/REFUSAL

Date: 29/2/96.....H.C.C. Code No: 410764-9



ISOCANDELA DIAGRAM
FOR FL500.



Phosco
LIGHTING

Phosco Ltd.,
Charles House, Great Amwell,
Ware, Herts, SG12 9TA
Telephone: (01920) 462272
Fax Sales: (01920) 485915
Fax General: (01920) 461370

FL500

Low Light Pollution AREA FLOODLIGHT SON/T - MBI/T - SOX - HID LAMPS

High efficiency, full cut off, low light pollution floodlight.

SPECIFICATION

The FL500 is unique among flat glass floodlights in having an internally angled flat glass and a main beam at 65°. This enables it to illuminate a larger area than equivalent low light pollution floodlights from columns of the same height. Alternatively lower columns can be used to light the same area. Cast aluminium body. Heat resistant toughened glass. Galvanised steel stirrup. This floodlight is suitable for use on airport aprons and other areas where a high degree of lighting control is necessary. Integral control gear as below or suitable for up to 1500W MBI with remote control gear.

IP Rating: IP65
Wind Area: 0.12m²
Options: RAL Colour

Product No.	Lamps & Gear	Weight kg
FL500/G/100S	100W SON/T	13.2
FL500/G/150S	150W SON/T	14.0
FL500/G/250S	250W SON/T	15.0
FL500/G/400S	400W SON/T	16.5
FL500/G/250MBI	250W MBI/T	14.0
FL500/G/400MBI	400W MBI/T	15.0
FL500/GES	No control gear GES	10.5
FL500/DELH	No control gear double ended lampholder	10.5

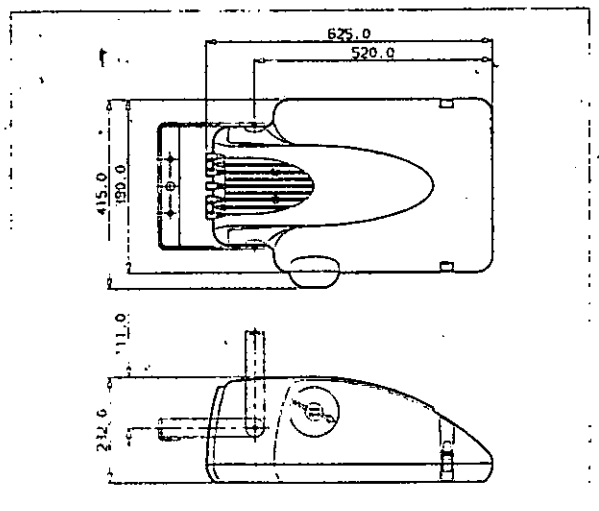
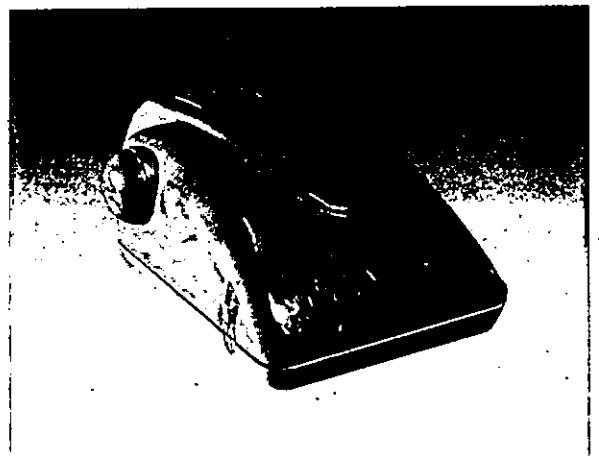
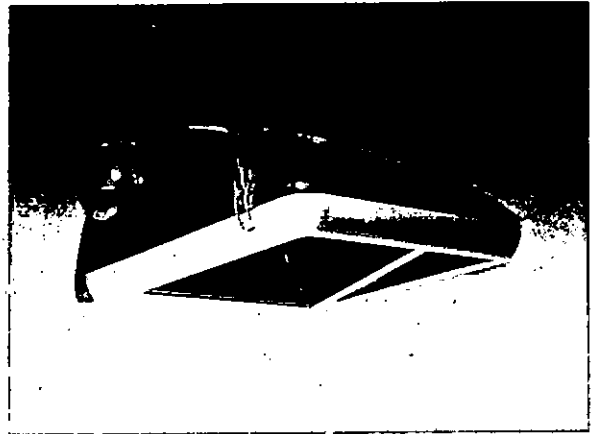


FM 13959
ISO 9002

Phosco
LIGHTING

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9/95



FL500

date 6 February 1996
your ref
our ref 4/1647/95/FM/PEC
contact Fiona Moloney
extension 2376

Hertfordshire County Council
Restoration Minerals & Waste Planning
County Hall
Hertford
Herts SG13 8ND
FAO Miss R Campbell

Civic Centre Hemel Hempstead
Herts HP1 1HH
(01442) 60161 Switchboard

Dear Sirs

HOUSEHOLD WASTE SITE, NORTHBRIDGE ROAD, BERKHAMSTED
SUBMISSION OF DETAILS OF LANDSCAPING BOUNDARY TREATMENT AND
FLOODLIGHTING PURSUANT TO CONDITIONS 16, 18 AND 28 OF PLANNING
PERMISSION 4/0764/91 (WASTE TRANSFER STATION)

I am writing to inform you that Dacorum Borough Council has considered the above-mentioned details and does not object to the proposed landscaping scheme but would like clarification on the locations, numbers and species of trees and shrubs.

Dacorum Borough Council does not object to the proposed lighting but is concerned over the apparent need for security lighting to be on during all hours of darkness. With respect to fencing around the outer edge of the turning circle, if this is considered necessary it should be of a very low nature.

I also enclose a copy of Berkhamsted Town Council's comments.

I trust you will take into account the above comments and I would appreciate notification when a decision is made.)

Yours faithfully

FM
Fiona Moloney
Senior Planning Officer
Planning Department

Enc

Town Planning 4/0764-91

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

~~THE DISTRICT COUNCIL OF~~~~IN~~ THE COUNTY OF HERTFORD

To Jarvis Indcom Limited
Jarvis House
212 Station Road
Harpenden
Hertfordshire AL5 4EH

USE OF LAND FOR A HOUSEHOLD WASTE TRANSFER STATION
AND SITE OFFICE
at NORTH BRIDGE ROAD, BERKHAMSTED, 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 29 May 1991 and received with sufficient particulars on 21 June 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 - 28.

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(b) (7) (C) To comply with the requirements of 60 Section 4940(a)(1)(A) of the Internal Revenue Code, the Corporation has agreed to pay a cash contribution of \$100,000 to the American Cancer Society, a 501(c)(3) organization, for the year ending December 31, 2014.

See attached Schedule of Reasons numbered 1 - 28.

Signed.....

Designation ..HEAD..OF..PLANNING.....

(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 NUMBERED 1-28 TO BE ATTACHED TO THE PLANNING PERMISSION ISSUED UNDER APPLICATION NUMBER 4/764-91 FOR THE USE OF LAND FOR A HOUSEHOLD WASTE TRANSFER STATION AND SITE OFFICE, NORTHBRIDGE ROAD, BERKHAMSTED, HERTS.

PLANNING DEPARTMENT DACRUM BOROUGH COUNCIL	
Received	27 MAY 1994
Comments	

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this Notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The operations and site office authorised by this planning permission shall, except where modified by this Schedule of Conditions, be undertaken in accordance with the Application No. 4/764-91 and no part of the operations provided for therein omitted except with the prior consent in writing of the Director of Planning and Environment.

Reason: To ensure that an orderly programme of operations is carried out.

3. Except with the previous written consent of the Director of Planning and Environment, no operations authorised by this permission shall be carried out other than during the following periods :-

8.30 - 16.30 Monday - Sunday

Reason: In the interests of local amenity.

4. Prior to any development on site being commenced, a drawing showing details of the methods of disposal of foul sewage, trade effluent, rainwater, surface water, yard drainage and washdown water from the site shall be submitted to the Local Planning Authority for approval in writing in consultation with the Water Authorities and such details and methods of disposal as approved shall be provided to the satisfaction of the Local Planning Authority before the building hereby permitted is first used and the site is first used for the reception of waste.

Reason: To prevent pollution of the water environment.

5. Surface water from roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm. Surface water from impermeable vehicle parking areas shall be passed through a petrol/oil/grit interceptor facility designed and constructed to the satisfaction of the Director of Planning and

28.

Environment in consultation with the Water Authorities, before being discharged to any watercourse, surface water sewer or soakaway. Oil traps shall be installed and measures taken to prevent spilled contamination entering the sewer. No surface water shall be discharged into the British Waterways Canal.

Reason: To prevent pollution of the water environment.

6. Any above-ground oil storage tank(s) or chemical storage tank(s) or vessels receiving liquid waste shall be sited on an impervious base and surrounded by a suitable liquid tight bund wall. No drainage outlet shall be provided. The bunded area shall be capable of containing 110% of the volume of the largest tank(s) and all fill pipes, draw pipes and sight gauges shall be enclosed within the bunded area. The vent pipe shall be directed downwards into the bund. All liquid receiving vessels shall be fitted with downward pointing valves and outlet taps.

Reason: To minimise the risk of groundwater pollution.

7. No soakaways shall be constructed to a depth exceeding 2 metres below existing ground level, and under no circumstances shall the water table be intersected.

Reason: To prevent pollution of groundwater.

8. Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.

Reason: To prevent pollution of the water environment.

9. Storm/surface water must not be discharged on to the British Rail Property Board's property nor into the Board's culverts or drains. Suitable drainage or other works must be provided and maintained by the developer to prevent surface flow or run-off on to the Board's property. Proper provision must be made to accept and continue drainage discharging from the Board's property. Soakaways as a means of storm/surface water disposal must not be constructed within 15 metres of the Board's boundary.

Reason: To ensure that the operations are carried out in the interests of public health and safety.

10. Cranes or jibbed machines used in connection with the works must be so positioned that the jib does not swing over the British Rail Property Board's property.

Reason: To ensure that the operations are carried out in the interests of public safety.

—NA

11. There must be no surcharging of British Rail Property Board's cutting slopes or retaining walls by buildings, structures, roads, mounds or other works.

Reason: To ensure that operations are carried out in the interests of public safety.

12. All buildings should be situated at least 1 metre from the British Rail Property Board's boundary. Where new roads, turning spaces or parking areas are to be situated adjacent to the railway, suitable crash barriers or high kerbs should be provided to the satisfaction of the Local Planning Authority to prevent vehicles accidentally driving/rolling on to the railway or damaging the lineside fencing.

Reason: To ensure that the operations are carried out in the interests of public safety.

13. Before any development commences upon the site, details of the site access shall be submitted to the Local Planning Authority for approval in writing and the access shall be provided by the developer in accordance with these details before the site is first used for the reception of waste and shall thereafter be maintained.

Reason: In the interests of highway safety.

14. Before any development commences, a plan shall be submitted to the local Planning Authority for approval in writing defining a location at the site for the parking of employees' vehicles and the operators vehicles associated with the site. The parking spaces as approved shall be provided and constructed by the developer to the satisfaction of the Local Planning Authority before the site is first used for the reception of waste, and the spaces so provided shall be reserved thereafter exclusively for the use of persons associated with the operation of the site.

Reason: To ensure that there shall be the least possible adverse effect upon the free and safe flow of the traffic within the site.

15. The site shall be surfaced with an impermeable base using concrete.

Reason: To provide a clean solid surface for operations.

16. Before any development commences a plan shall be submitted to and approved by the Local Planning Authority in writing indicating a scheme of boundary tree, shrub and hedge planting (this shall include planting on all sides). The planting shall be carried out within the next available planting season after 6 months of commencement of operations on site to provide an effective screen barrier.

Reason: To ensure that adverse effects on local amenity and the visual amenities of the locality are kept to a minimum.

17. All planting under the scheme required by Condition 16 shall be maintained to the satisfaction of the Local Planning Authority during the operations on site. Any trees, hedge plants or shrubs that die during the lifetime of operations at the site, shall be replaced by the operator/developer.

Reason: To ensure that the planting required by Condition 16 is adequately maintained.

18. Detail plans of all screen and boundary walls, fences, gates and other means of enclosure, a minimum of 2.4m high on the east, west and south sides of the site and a minimum of 4m high adjacent to the British Rail Property Board's boundary on the north side shall be submitted to and approved by the Local Planning Authority in writing before any part of the development hereby approved is commenced, such approved means of enclosure to be erected to the satisfaction of the Local Planning Authority before the building hereby permitted is first used and the site first used for waste reception.

Reason: To ensure that adverse effects on local amenity and the visual amenities of the locality are kept to a minimum and to ensure that the operations are carried out in the interests of public health and safety.

19. The walls, fences and gates shall be maintained in a good state of repair at all times, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the walls, fences and gates required by Condition 18 are adequately maintained.

20. Before any part of the development hereby approved is commenced fully detailed plans shall be submitted to and approved by the Local Planning Authority in writing to show the existing and proposed contours of the site in relation to adjacent land, details of proposed earthworks (including cross-sections of the site with details of the amount of excavation), retaining walls, the layout of containers and the traffic circulation system and parking within the site; such plans and layout once approved in writing by the Local Planning Authority shall not be amended without the prior written consent of the Local Planning Authority. The layout shall be such that vehicles can enter the site in forward gear, manoeuvre around the site and be able to leave in forward gear and the site maintained so that this is always possible.

Reason: In the interests of public health and safety and the effects on local amenity and the visual amenities of the locality are kept to a minimum.

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

Reason: In the interests of public safety.

22. The operator shall take reasonable measures to the satisfaction of the Local Planning Authority so that areas outside the site are not affected by dust and litter nuisance and the use shall be conducted in such a way as not to cause a nuisance to the occupiers of nearby premises by reason of noise and vibration.

Reason: To ensure that the operations are carried out in the interests of public health and safety and adverse effects on local amenity are kept to a minimum.

23. All waste shall be deposited within closed containers utilising compaction equipment of a type approved by the Local Planning Authority with the exception of materials for reclamation, which shall be stored in suitable containers.

Reason: In the interests of public health.

24. Containers at the site shall not exceed the height of the walls and enclosures to be provided under Condition 18, and shall be placed on the site only in positions indicated on the plan to be submitted to the Local Planning Authority in accordance with Condition 20.

Reason: In the interests of the usual amenities of the locality.

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

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

26. At all times the site shall be operated and maintained in a tidy manner to the satisfaction of the Local Planning Authority.

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

27. There shall be adequate signposting erected at the site, which shall be maintained to the satisfaction of the Local Planning Authority, directing all drivers in the correct traffic movement and flow at the site.

Reason: In the interest of public safety and so that there shall be the least possible adverse effect on the free and safe flow of traffic.

—28

28. Floodlights shall only be used on site with the prior written agreement of the Local Planning Authority on the design, luminescence, location and direction of each light.

Reason: To improve the appearance and visual amenity of the area and minimise the adverse effects on the local amenity.

Planning Informatives

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.

Roof water downpipes should be connected to the drainage system with no open grates or gullies by one of the following methods:

- a) directly
- b) by means of back inlet gullies provided with sealing plates instead of the usual gratings.

The developer 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 Thames Water Utilities 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.

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.

Operation of this site will require a Site Licence under the provision of the Control of Pollution Act 1974.

—NB.