

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0851/95

Gade Investments & Shearings Ltd
Miry Lane
Wigan
Lancs
WN3 4AF

Aitchisons
63 Marlowes
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land adjacent to Finway Road, Hemel Hempstead

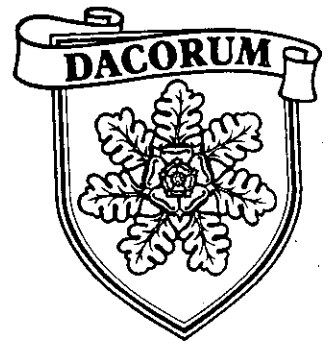
COACH INTERCHANGE SERVICE AND PARKING FACILITY, & GENERAL INDUSTRIAL DEVELOPMENT
(SMALL BUSINESS UNITS) (OUTLINE)

Your application for *outline planning permission* dated 30.06.1995 and received on 03.07.1995 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning

Date of Decision: 29.11.96

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0851/95

Date of Decision:

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

(i) The expiration of a period of five years commencing on the date of this notice.

(ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved by the local planning authority and these works shall be carried out as approved. These details shall include hard surfacing materials, planting plans, written specifications, schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and implementation programme.

Reason: To maintain and enhance visual amenity.

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0851/95

Date of Decision:

5. The plans and particulars submitted in accordance with Condition 3 above shall include:
- (a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;
 - (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability of each retained tree;
 - (c) details of any proposed topping or lopping of any retained tree;
 - (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree;
 - (e) details of the specification and position of fencing (and of any other measures to be taken) for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained, in accordance with the plan referred to in paragraph (a) above.

Reason: To maintain and enhance visual amenity.

6. The plans and particulars submitted in accordance with condition 3 above shall include details of the size, species and positions or density of all trees to be planted, and the proposed time of planting.

Reason: To maintain and enhance visual amenity.

7. Details of any floodlighting shall be submitted to and approved in writing by the local planning authority before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0851/95

Date of Decision:

8. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority.

The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the environment when the site is developed.

Development shall not commence until the measures approved in the scheme have been implemented.

Reason: To ensure a satisfactory development.

9. Prior to the commencement of the development details of methods of proposed boundary treatment shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details so approved.

Reason: To ensure a satisfactory development.

10. The development hereby permitted shall not be occupied until the improvements to the Three Cherry Trees Lane/Finway Road junction including the provision of a right-hand turn lane shown on plan number CHP/101933/001, Figure 4D, LA Ref. 4/0851/950L, shall have been provided.

Reason: In the interests of highways safety.