

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Speyhawk Land & Estates Ltd
Saracen House
Church Street
Twickenham
TW1 3NJ

Peter Brett Associates
16 Westcote Road
Reading
RG3 2DE

	Road and bridge and ancillary works
at	Land off Watford Road/Station Footpath
	Kings Langley

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 give approval to the details which were reserved for subsequent approval in outline planning permission no. **4/0637/81** granted on **28th October 1981** at the above-mentioned location, in accordance with the following drawings submitted by you:

2640/702, 2640/703, 2640/704B, 2640/705F,
2640/706C, 2640/710A, 2640/203B, 2640/204C

Subject to compliance with the following conditions:—

- (1) No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to, and approved by, the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following completion of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (2) Before the first use of any part of the development hereby permitted is commenced:—
 - (a) all visibility sight lines shown on Drawing No. 2640/705F

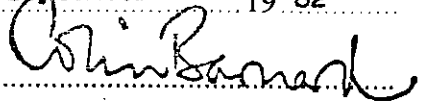
See overleaf

(Conditions continued on separate sheet...)

The reasons for the foregoing conditions are as follows:—

- (1) In the interest of visual amenity
- (2) In the interest of highway safety
- (3) To ensure a satisfactory development
- (4) For the avoidance of doubt
- (5) To ensure the adequate protection of trees during construction operations
- (6) In the interest of the protection of ground water quality
- (7)
- (8) - To ensure a satisfactory development
- (9)
- (10) To ensure a maximum safety for trunk road users

Dated 30th day of September 19 82

Signed 
Designation Chief Planning Officer

This is not a separate planning permission but must be read in conjunction with any conditions attached to the outline planning permission.

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 approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

Conditions continued ...

- (Plan No. 4/0953/82) within which there shall be no obstructions more than 1m above carriageway level.
- (b) the footways and verges shown on Drawing No. 2640/705F (Plan No. 4/0953/82).
- (c) the bridge over the Grand Union Canal shown on Drawing No. 2640/704B (Plan No. 4/0953/82) shall have been provided and they shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (3) At the same time as the development hereby permitted is brought into use:-
- (a) the existing vehicular access to Station Footpath from Watford Road shall be closed to vehicular traffic.
- (b) the new vehicular access to Station Footpath from Watford Road and the road the subject of the development hereby permitted, shall be brought into use and kept open at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (4) The public footpath crossing the site shall be diverted as may be agreed by the Local Planning Authority, kept clear of all obstructions and available for use at all times.
- (5) Adequate arrangements shall be made to the satisfaction of the Local Planning Authority for the protection of all trees on the site which are to be retained to prevent damage during constructional work. Any trees damaged or becoming seriously diseased shall be replaced with tree(s) of such size and species and in such a position and shall be agreed with the Local Planning Authority.
- (6) Any materials to be tipped shall be limited to excavated soil and top soil and no materials of an injurious or poisonous nature or likely in any way to cause pollution or discolouration to surface or underground water supplies shall be deposited on the site.
- (7) Adequate provision shall be made to the reasonable satisfaction of the Local Planning Authority at all times for the drainage of the land and the drainage of adjoining land shall not be interrupted.
- (8) All reasonable precautions shall be taken to prevent unauthorised access to the site at all times whilst earth-moving operations are being undertaken with the exception of the existing public footpath (or such diverted public footpath as agreed by the Local Planning Authority), and where required, gates and fences shall be provided to the satisfaction of the Local Planning Authority.
- (9) Adequate precautions shall be taken to prevent materials from spilling over into the adjoining Grand Union Canal or its towpath.
- (10) The full details of layout and construction shall be submitted for approval by the Planning Officer in consultation with the Director of Transport.