

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1114/93

British Gas
c/o Cumming Architects
38 The Green
South Bar, Banbury
Oxon OX16 9AE

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DEVELOPMENT ADDRESS AND DESCRIPTION
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Tring Gas Holder Site, Brook Street, Tring

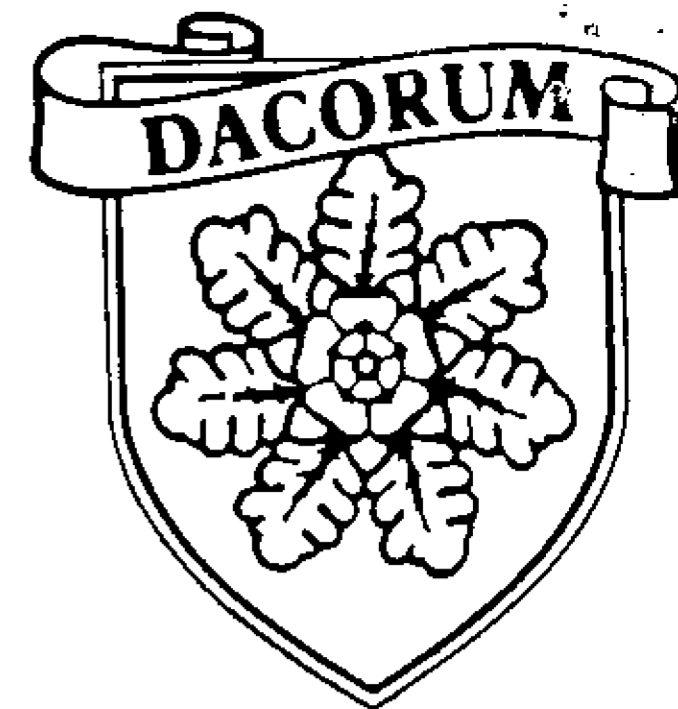
ERECTION OF 12 NO 1 BEDROOM FLATS 8 NO 2 BEDROOM FLATS AND ALTERATIONS TO ACCESS

Your application for *full planning permission* dated 11.08.1993 and received on 16.08.1993 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 30.09.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1114/93

Date of Decision: 30.09.1993

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. The access shall include the provision of sightlines of 2.4 m x 106 m northwards and 2.4 m x 111 m southwards within which there shall be no obstruction more than 600 mm above carriageway level.

Reason: To ensure satisfactory visibility at the junction with Brook Street, in the interests of highway safety.

3. No part of any building shall be commenced until the first 10 m of the access road (measured from the eastern carriageway edge of Brook Street) has been constructed to base course level.

Reason: To ensure satisfactory and safe access for construction and other traffic having regard to the gradients of the site and the volume of traffic on Brook Street.

4. No part of any building shall be commenced until the sightlines referred to in condition no.2 shall have been provided and they shall be maintained at all times thereafter.

Reason: To ensure satisfactory and safe access for construction and other traffic having regard to the gradients of the site and the volume of traffic on Brook Street.

5. No flat shall be occupied until its related garages and/or parking spaces shall have been provided, and they shall be kept available for use for the parking of vehicles at all times thereafter.

Reason: To ensure satisfactory off-street parking provision.

6. The access road and parking areas shall be constructed in concrete block paving or similar materials, details of which shall be submitted to and approved by the local planning authority before development commences.

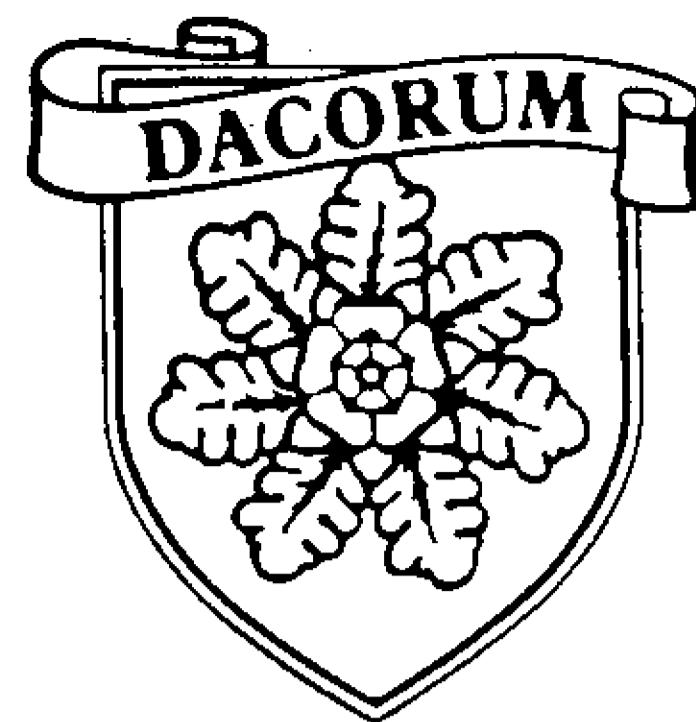
Reason: To ensure satisfactory external appearance having regard to the high density nature of the scheme and the lack of available space for landscape planting.

7. No part of the development shall be occupied until the roadway, turning and circulation areas have been laid out and substantially constructed.

Reason: To ensure satisfactory vehicular access is available to residents

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8. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

9. 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.

10. 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.

11. No work shall be started on any part or parts of the development hereby permitted until either:

(a) There has been submitted to the local planning authority in respect of that part or those parts of the development (including the site of the "gas housing") evidence that:

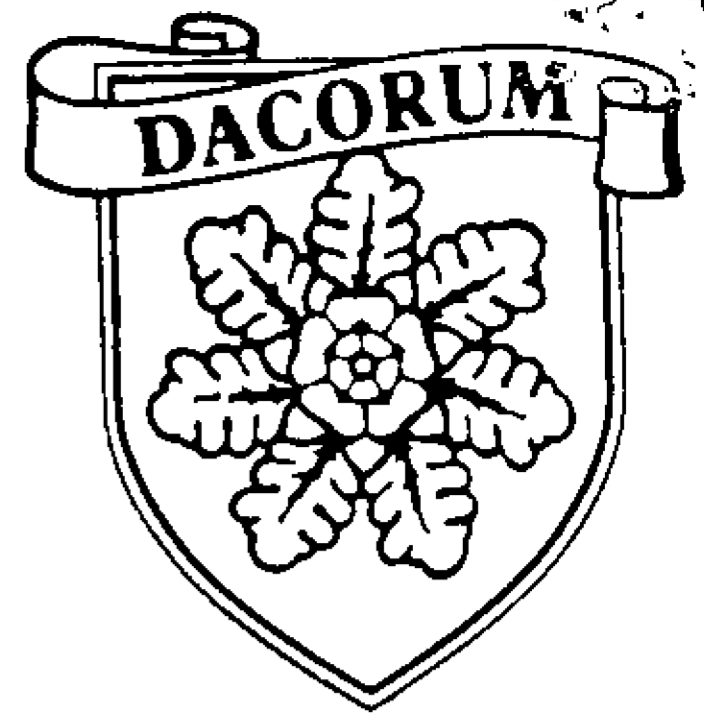
(i) There is no contamination of the land or ground water or presence of landfill gas in the land comprising that part or those parts to be developed;

(ii) there is no likelihood that such contamination will occur of the land comprising that part or those parts of the development as a result of development of other part or parts of the land the subject of this permission;

and the local planning authority have confirmed in writing that such evidence as submitted is acceptable; or,

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- (b) a scheme has been submitted to and approved by the local planning authority indicating the extent of contamination of the land and/or ground water and/or presence of landfill gas in the land comprising the part or parts of the development and the means by which such contamination and/or gases are to be controlled or removed;

and those part of parts of the said development shall be carried out in accordance with the details as so approved.

Reason: To ensure that development of the site can proceed safely.