

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1117/93

Fenton Packaging Ltd
Bridge Street
Morley
Leeds

G P Construction (Harrogate)
105b Wetherby Road
Harrogate
HG2 7SH

DEVELOPMENT ADDRESS AND DESCRIPTION
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Mark Road (opposite Cleveland Rd), Hemel Hempstead, Herts

ERECTION OF WAREHOUSE AND ANCILLARY OFFICES (MODIFIED SCHEME)

Your application for *full planning permission* dated 01.08.1993 and received on 17.08.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

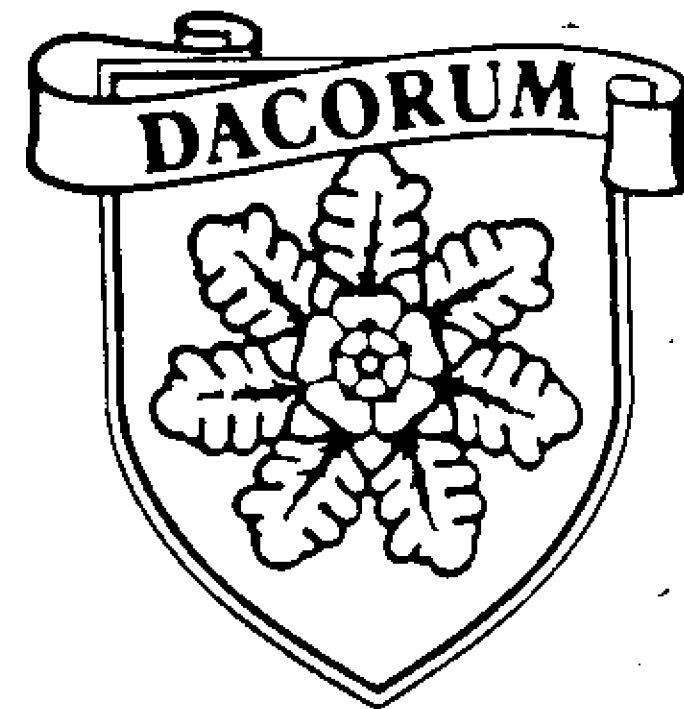
Director of Planning.

Date of Decision: 22.09.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1117/93

Date of Decision: 22.09.1993



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 development hereby permitted shall be constructed in Vandyke brown plastisol coated galvanised steel or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highway safety.

4. The development hereby approved shall not be brought into use until the existing access has been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".

Reason: In the interests of highway safety.

5. Notwithstanding the details shown on the approved plans the kerb radii of the access shall be 4.5m and shall include a pram/wheelchair crossing.

Reason: In the interests of highway safety.

6. 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.

7. 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.