



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

BURKS GREEN AND PARTNERS
SHERWOOD HOUSE
SHERWOOD AVENUE
NEWARK
NOTTS

Applicant:

BOC DISTRIBUTION SERVICES
VICTORIA HOUSE
VICTORIA ROAD
ALDERSHOT
HANTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01192/97/FUL

B O C LTD, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD,
HERTFORDSHIRE, HP2 7PZ
THREE STOREY CAR PARK OVER EXISITING (RESUBMISSION)

Your application for full planning permission dated 24 July 1997, and received on 25 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 24 October 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01192/97/FUL

Date of Decision: 24 October 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The development hereby approved shall be constructed in the materials indicated on planning application 4/1192/97.

Reason: In the interests of visual amenity.

3. 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 car park being brought into use or in accordance with a programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

INFORMATIVE:- Please find attached an informative from the Environment Agency.

Your Ref: 4/01192/97/FUL
Our Ref: mw/TW/TL00NE/23/H(14747)

Please Reply to: Tim Wilson on 01707 632408



**ENVIRONMENT
AGENCY**

Date: 1 October 1997

Director of Planning
Dacorum Borough Council
Civic Centre
HEMEL HEMPSTEAD
Herts HP1 1HH
F.A.O. David Noble

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						
Ref.	DP	PP	BC	Admin	Env	Act.
147		✓				
- 3 OCT 1997						
Comments						

Dear Sir/ Madam

PROPOSED: THREE STOREY CAR PARK OVER EXISTING (RESUBMISSION).
LOCATION: B.O.C. LTD, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP2 7PZ.
APPLICANT: B.O.C. LTD.

Thank you for your letter dated 31 July 1997 which was received on 4 August 1997.

I apologise for the delay in replying, and trust that the Environment Agency's comments, as set out below, will still be taken into consideration.

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

CONDITION: The construction of the surface drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:-

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency 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 onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Ian Smith on 01707 632459 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. Contact Ian Smith on 01707 632459 for further details.



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Date: 1 October 1997
Your Ref: 4/01192/97/FUL

Advice to Planning Authority

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Drainage from covered car parking floors should not discharge to the surface water system. Where roof parking is proposed surface water should pass through an approved oil separator before connecting to the surface water system.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

Decision Notice: Could you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully



for **Planning and Liaison Manager (North-East)**