

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1245/91

Markyate Precision Eng
Hicks Road Ind Estate
Markyate
Herts

Derek A Nash
Harrow Spring Hill
Little Staughton
Bedford
MK44 2BS

DEVELOPMENT ADDRESS AND DESCRIPTION
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Hicks Road Ind Estate, Hicks Road, Markyate

REPLACEMENT INDUSTRIAL BUILDING

Your application for *full planning permission* dated 22.08.1991 and received on 12.09.1991 has been **GRANTED**, subject to any conditions set out on the attached sheets.

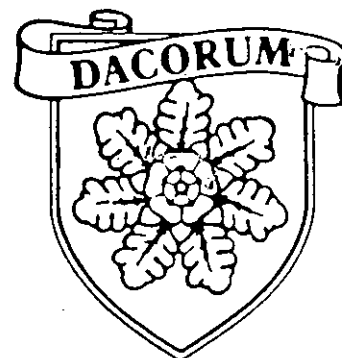
Director of Planning.

Date of Decision: 12.12.1991

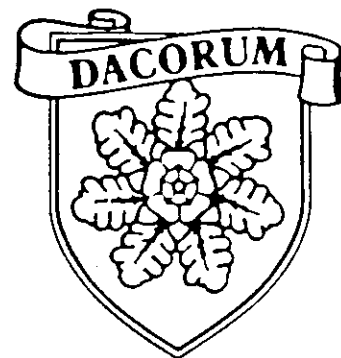
(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1245/91

Date of Decision: 12.12.1991



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. 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.
3. The development hereby permitted shall not commence until measures to protect the sewer have been submitted to and approved by the local planning authority. Construction over or adjacent to the sewer shall not commence until the appropriate protection measure have been carried out.
4. The development hereby permitted shall not commence until measures to divert the River Ver have been submitted to and approved in writing by the local planning authority.
5. 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.
6. 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.
7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, and circulation, shown on plan drawing number 591/11A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1245/91

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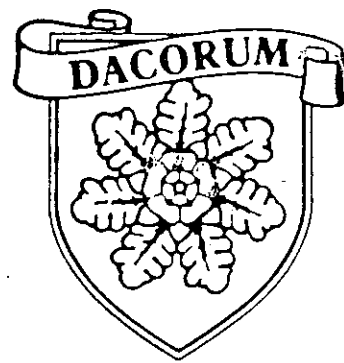
8. The development hereby permitted shall not be occupied until the turning area for commercial vehicles, coloured yellow on drawing number 519/11A, shall have been marked out, and this area shall not be used thereafter for any purpose other than the turning of vehicles.
9. Between the hours of 7.00 am to 7.00 pm Monday to Saturday inclusive, noise from operations conducted on the premises shall not exceed 46db (A) as measured on the boundaries of the site over any 15 minute period and expressed as that noise level which is exceeded for 90% of the time over any 15 minute period (L90 15 minutes). At any other time noise from operations conducted on the premises and measured and expressed in a similar way shall not exceed 37dB (A) (L90 15 minutes). The measurements shall be taken at a height of 1.2 metres above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the perimeter, when measurements shall be taken at a position high enough to measure the noise coming over such a structure.
10. Before the development commences a scheme to limit atmospheric emissions from the site shall be submitted to and approved by the local planning authority. All works which form part of the approved scheme shall be completed prior to occupation of the premises.
11. The development shall not be brought into use until the proposed footway and access has been constructed to the current specification of Hertfordshire County Council.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To maintain the structural integrity of existing sewer.
4. To maintain the integrity of the River Ver.
- 5-6 To maintain and enhance visual amenity.
7. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
8. To ensure that vehicles may enter and leave the site in forward gear.

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9. To ensure an adequate standard of sound attenuation.
10. In the interests of public health.
11. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.