

Town Planning 4/1828-87
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
 Ref. No.

~~THE DISTRICT COUNCIL OF~~

~~THE~~ THE COUNTY OF HERTFORD

To
 Erstin Developments
 Erstin House
 The Milton Keynes Marina
 Milton Keynes
 Buckinghamshire MK6 3BY

HOUSEHOLD WASTE SITE AND SITE OFFICE

at RIVER PARK INDUSTRIAL ESTATE, BILLET LANE, BERKHAMSTED,
 HERTFORDSHIRE,

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 permit the development proposed by you in your application dated 4th January 1988 and received with sufficient particulars on 21st March 1988 and shown on the plan(s) accompanying such application, subject to the following conditions:-

~~1. The development shall be carried out within a period of 5 years commencing on the date of this permission.~~

See attached Schedule of Conditions numbered 1 - 23.

(1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.

Dated 14th day of October 1988

Designation **County Secretary**

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

SCHEDULE OF CONDITIONS NUMBERED 1-23 TO BE ATTACHED TO THE
PLANNING PERMISSION ISSUED UNDER APPLICATION NUMBER 4/1828-87
FOR THE USE OF LAND FOR A HOUSEHOLD WASTE SITE AND SITE OFFICE,
RIVER PARK INDUSTRIAL ESTATE, BILLET LANE, BERKHAMSTED, HERTS.

- 1 The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this Notice.
- 2 The operations and site office authorised by this planning permission shall, except where modified by this Schedule of Conditions, be undertaken in accordance with the Application No. 4/1828-87 and Drawing No. 155 R 01 A and no part of the operations provided for therein omitted except with the prior consent in writing of the County Planning and Estates Officer.
- 3 Except with the previous written consent of the County Planning and Estates officer, no operations authorised by this permission shall be carried out other than during the following periods:-

8.30 - 16.30

Mondays - Sundays.
- 4 Prior to any development on site being commenced a drawing showing details of the methods of disposal of foul sewage, trade effluent, rainwater, surface water, yard drainage and washdown water from the site shall be submitted to the Local Planning Authority for approval in writing in consultation with the Water Authorities and such details and methods of disposal as approved shall be provided to the satisfaction of the Local Planning Authority before the building hereby permitted is first used and the site is first used for the reception of waste.
- 5 Surface water from impermeable vehicle parking areas shall be passed through a petrol/oil interceptor facility designed and constructed to the satisfaction of the CPEO in consultation with Thames Water, before being discharged to any watercourse, surface water sewer or soakaway.
- 6 Any above-ground oil storage tank(s) or chemical storage tank(s) shall be sited on an impervious base and surrounded by a suitable liquid tight bund wall. No drainage outlet shall be provided. The bunded area shall be capable of containing 110% of the volume of the largest tank(s) and all fill pipes, draw pipes and sight gauges shall be enclosed within its curtilage. The vent pipe shall be directed downwards into the bund.
- 7 Before any development commences upon the site details of the site access shall be submitted to the Local Planning Authority for approval in writing and the access shall be provided by the developer in accordance with these details before the site is first used for the reception of waste and shall thereafter be maintained.
- 8 Before any development commences, a plan shall be submitted to the Local Planning Authority for approval in writing defining a location at the site for the relocation of the four car parking spaces removed by the construction of the proposed access and

used by persons associated with the adjacent factory premises. The car parking spaces as approved shall be provided and constructed by the developer to the satisfaction of the Local Planning Authority before the site is first used for the reception of waste, and the spaces so provided shall be reserved thereafter exclusively for the use of persons associated with the adjacent factory premises for the parking of cars.

- 9 The whole site within its boundary walls and fences shall be surfaced with concrete to provide an impermeable base.
- 10 Before any development commences a plan shall be submitted to the Local Planning Authority for approval in writing indicating a scheme of tree, shrub and hedge planting (this shall include planting on the west side). The planting shall be carried out within the next available planting season after 6 months of commencement of operations on site to provide an effective screen barrier.
- 11 All planting under the scheme required by Condition 10 shall be maintained to the satisfaction of the Local Planning Authority during the operations on site. Any trees, hedge plants or shrubs that die during the lifetime of operations at the site, shall be replaced by the operator/developer.
- 12 Details of all screen and boundary walls, fences, gates and other means of enclosure (including a trespass-proof brick wall a minimum of 3 m high on the north and south sides of the site) shall be submitted to and approved by the Local Planning Authority before any part of the development hereby approved is commenced, such approved means of enclosure to be erected to the satisfaction of the Local Planning Authority before the building hereby permitted is first used and the site first used for waste reception.
- 13 The walls, fences and gates shall be maintained in a good state of repair at all times, to the satisfaction of the Local Planning Authority.
- 14 Prior to the site being used for the reception of waste a plan shall be submitted to the Local Planning Authority to show the layout of containers and the traffic circulation system and parking within the site, and this layout as agreed by the Local Planning Authority shall not be amended without the prior written consent of the Local Planning Authority. The layout shall be such that vehicles can enter the site in forward gear, manoeuvre around the site and be able to leave in forward gear and the site maintained so that this is always possible.
- 15 The surfacing within the site shall be maintained in a good state of repair and kept clean and free of mud and other debris, to the reasonable satisfaction of the Local Planning Authority.
- 16 The operator shall take reasonable measures to the satisfaction of the Local Planning Authority so that areas outside the site are not affected by dust and litter nuisance and the use shall

be conducted in such a way as not to cause a nuisance to the occupiers of nearby premises by reason of noise and vibration.

- 17 All waste shall be deposited within closed containers utilising approved compaction equipment with the exception of materials for reclamation, which shall be stored in suitable containers.
- 18 Containers at the site shall not exceed the height of the wall to be provided under Condition No. 12, and shall be placed on the site only in positions indicated on the plan to be submitted to the Local Planning Authority in accordance with Condition 14.
- 19 Adequate precautions shall be taken at all times to the reasonable satisfaction of the Local Planning Authority to prevent unauthorised access to the site.
- 20 At all times the site shall be operated and maintained in a tidy manner to the satisfaction of the Local Planning Authority.
- 21 There shall be adequate signposting erected at the site, which shall be maintained to the satisfaction of the Local Planning Authority, directing all drivers in the correct traffic movement and flow at the site.
- 22 No floodlights shall be used on site without the prior written agreement of the Local Planning Authority on the design, layout and level of illumination of each light.
- 23 A copy of these conditions and any plans and schemes submitted pursuant to the permission shall be made known to any persons given responsibility for the management or control of the site.

Reasons for Conditions

Condition 1

To comply with the requirements of Section 41 of the Town & Country Planning Act 1971.

Conditions 2, 3, 10-13, 15-20, 22 and 23

To ensure that the operations are carried out in the interests of public health and safety and that the adverse effects on local amenity and the visual amenities of the locality are kept to a minimum.

Conditions 7, 14 and 21

In the interests of public safety and so that there shall be the least possible adverse effect upon the free and safe flow of the traffic along the highways in the vicinity of the site.

Condition 8

To ensure adequate provision of off-street parking and turning space for vehicles clear of all carriageways in the interests of road safety and the appearance and character of the area.

Conditions 4, 5 and 6

To safeguard surface and underground water supplies in the interests of public health and safety and to satisfy the requirements of the Local Planning Authority in consultation with the Water Authorities.

Condition 9

To provide a clean solid surface for operations and to ensure that no polluted contaminates enter the ground and affect the underground water systems, as the water is at a shallow depth and groundwater is abstracted locally for public water supply.

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To provide a clean solid surface for operations and to ensure that no polluted contaminants enter the ground and affect the underground water systems, as the water is at a shallow depth and groundwater is abstracted locally for public water supply.

WJC.
14-10-88