



PLANNING

Civic Centre Marlowes
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TELFORD & PARTNERS
PINWOOD
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SOWMAC INVESTMENTS LTD
PHEASANT COPSE
BERE COURT ROAD
PANGBOURNE
-BERKS
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01952/98/FUL

UNIT 14, ICKNIELD WAY INDUSTRIAL ESTATE, ICKNIELD WAY, TRING, HERTS
FACTORY/WAREHOUSE WITH ANCILLARY OFFICES

Your application for full planning permission dated 13 November 1998 and received on 17 November 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 03 March 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01952/98/FUL

Date of Decision: 03 March 1999

1. The development hereby permitted shall be constructed in accordance with the sample of materials submitted to Dacorum Borough Council on 25 February 1999 by Sowmac Investments Limited or such other materials as may be agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

2. Within 28 days of the of the date of this decision notice full details of both hard and soft landscape works shall have been submitted for the approval of the local planning authority and these works shall be carried out as approved. These details shall include plans showing trees and hedgerows to be retained together with details of measures for their protection in the course of the development, hard surfacing materials, minor artefacts and structures (e.g. refuse or other storage units, signs, lighting etc).

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

3. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

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

4. 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 occupation of any part of the development 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.

5. 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.

6. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 98082/2E shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

8. There shall be no external lighting unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenity of nearby properties and the visual amenity of the area in general.

9. No machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or despatched from the site before 7.30 am or after 6.30 pm on Mondays to Fridays, before 7.30 am or after 12 noon on Saturdays, or at any time on Sundays and Bank or Public Holidays.

Reason: In the interests of the residential amenities of the occupants of neighbouring dwellings.

10. The level of noise emitted from the site shall not exceed 51 dB(A) (which is 3dB above the highest average Laeq measurement) when measured at the boundary of the site with Icknield Way opposite Unit 3. This point is marked "x" on Drawing No. 98082/1D. The measurements shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the boundary, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.

Reason: In the interests of the amenity of adjoining residents.

11. There shall be no horizontal sub-division of the building.

Reason: To ensure the satisfactory provision of on site car parking to serve the needs of the building.

12. The building hereby permitted shall be used only for purposes falling within either Class B2 or Class B8 as set out in the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: For the avoidance of doubt.