

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02019/99/OUT

**2 BUCKWOOD ROAD, MARKYATE, ST. ALBANS, HERTS
RESIDENTIAL DEVELOPMENT (RENEWAL OF PLANNING PERMISSION
4/1556/96OUT)**

Your application for outline planning permission dated 15 November 1999 and received on 24 November 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'John Barnett'.

Director of Planning

Date of Decision: -12 January 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/02019/99/OUT

Date of Decision: 12 January 2000

1. Approval of the details of the siting, design and external appearance of the building[s], the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

5. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 4 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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

6. Details submitted in accordance with condition 1 hereof shall include:-

- (a) parking and circulation facilities;**
- (b) refuse collection and general storage arrangements;**
- (c) boundary treatment.**

Reason: To ensure a satisfactory development.

7. The development hereby permitted shall not be occupied until the items as approved in accordance with condition 6 hereof shall have been provided.

Reason: To ensure a satisfactory development.

8. No development shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To safeguard the archaeological importance of the site.

9. Development shall not begin until a preliminary survey of soil conditions shall have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

10. The survey referred to in condition 9 shall include both an investigation and an assessment to identify the extent of any contamination and the survey shall be accompanied by a schedule of the measures to be taken to avoid risk to the public when the site is developed.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.