



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2013/1232/MA

Erection of two storey extension to provide 3000sqm of floor space for offices, laboratories, packaging lines and plant equipment (use class B1)

at: Eisai Europe Ltd Mosquito Way Hatfield

Carriage Return

Applicant Name And Address

Mr C Lucas
Eisai Europe Ltd
Mosquito Way
HATFIELD
AL10 9SN

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 20/06/2013 and shown on the plan(s) accompanying such application, subject to the following conditions:-

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

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended).

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: L(--)100 & L(--)101 & L(--)201 & L(--)203 & L(--)210_Section A & L(--)211_Section B & L(--)220_Elevation A & L(--)222_Elevation C & L(--)290 received and dated 20 June 2013 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

PRE-OCCUPATION

3. Two months prior to the first occupation of the development the applicant shall update the current "Green Travel Plan" to reflect the changes in staffing level and parking provision with the object of reducing the staff and visitors travelling to the development by private car which shall be first submitted to the Local Planning Authority

Continuation ...

for approval by the Planning/Highway authorities. The Travel Plan shall be implemented and maintained to current Hertfordshire County Council's criteria, in full throughout the life of the development.

REASON: To promote sustainable transport measures to the development in accordance with the National Planning Policy Framework and in accordance with the site wide S106 Agreement.

POST-DEVELOPMENT

4. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Date: 19/09/2013



Tracy Harvey
Head of Planning