



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING DECISION NOTICE – PERMISSION

S6/1999/971/FP

**ERECTION OF 144 HOUSES AND 26 FLATS WITH ASSOCIATED ACCESS
ROADS, GARAGES, PARKING AREAS AND PUBLIC OPEN SPACES,
CYCLEWAYS AND FOOTWAYS**

**at: FORMER SMURFIT CORRUGATED (UK) LTD, HATFIELD PLANT, GREAT
BRAITCH LANE, HATFIELD**

Agent Name And Address

GHM ROCK TOWNSEND LTD,
WHEATHAMPSTEAD PLACE,
WHEATHAMPSTEAD,
HERTS
AL4 8SB

Applicant Name And Address

ALFRED McALPINE HOMES EAST LTD,
PEREGRINE HOUSE,
FALCONRY COURT,
BAKERS LANE,
EPPING,
ESSEX
CM16 5DQ

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 1 November, 1999 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and County Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-
 - (1) which existing trees, shrubs and hedges are to be retained or removed.
 - (2) what new planting is proposed, together with details of the species, size and method of planting.
 - (3) what measures are to be taken to protect both new and existing landscaping during and after development.

Continuation...

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from 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.

REASON

To enhance the visual appearance of the development.

3. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, without the prior consent in writing of the Local Planning Authority.

REASON

The existing trees represent an important visual amenity which the Local Planning Authority consider should be maintained.

4. Except where shown to be removed on the approved layout drawing no: 4772/DL/101/L all existing hedgerow within the application site shall be retained.

REASON

In the interests of visual amenity and local ecology.

5. Development shall not commence until details of on-site and off-site foul and surface water drainage works have been submitted to, and approved in writing by the Local Planning Authority. No works which result in the discharge of foul or surface water from the development shall be commenced until the approved off-site drainage works have been completed, and the on-site drainage works shall be constructed in accordance with the approved details.

REASON

To ensure adequate foul drainage and avoid pollution of the water environment.

6. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASON

To prevent the increased risk of flooding and to improve water quality.

Continuation...

7. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of contamination present and to determine its potential for the pollution of water environment. The method and extent of this site investigation shall be agreed with the Local Planning Authority before development commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

REASON

To prevent pollution of the environment.

8. No development shall take place until the applicant has secured the implementation of a programme of archaeological work to include the observation of excavation works during development and the recording of any finds of archaeological interest 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 ensure adequate investigation and recording of features of archaeological interest.

9. Prior to the commencement of the development hereby permitted, a detailed design for the proposed accesses onto Great Braitch Lane shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highways Authority and the accesses shall be constructed in full in accordance with the approved design prior to the first occupation of any dwellings on the site.

REASON

In the interests of highway safety.

10. Prior to the commencement of the development hereby permitted, the location and design of all on-site highway related facilities, including roads, pedestrian and cycling facilities and bus stops shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highways Authority, together with a programme for their completion. The details approved in respect of each phase of the development shall be implemented in full prior to the occupation of any dwellings in that phase.

REASON

To ensure that the proposed development is consistent with the approved Supplementary Planning Guidance and in the interests of highway safety.

Continuation...

11. Prior to the commencement of development, schemes for:

- i) the routes and movement of construction traffic and equipment to and from the site and the provision of appropriate vehicle cleaning facilities, and
 - ii) the restriction of construction operations on noise-sensitive parts of the site; and
 - iii) the location of contractors compound and any open storage of building materials or excavated materials; and
 - iv) the re-use of materials arising from the site during construction works,
- shall be submitted to and approved in writing by the Local Planning Authority. All construction operations on the site shall take place strictly in accordance with the schemes so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

In the interests of sustainable development, highway safety and the protection of residential amenity.

12. Prior to the commencement of construction of each phase of dwellings on the site, details of the external materials to be used in the construction of those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of visual amenity.

13. Prior to the commencement of construction of each phase of dwellings on the site, details of any means of enclosure to those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of visual and residential amenity.

14. Prior to the occupation of any dwelling on the site the garaging or car parking spaces to serve that dwelling shall be laid out in accordance with the details shown on the approved layout drawing and shall be kept available for that purpose thereafter.

REASON

To ensure adequate off-street parking is provided, in the interests of highway safety.

15. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no development falling within Classes A, or B of Part 2 of Schedule 2 to that Order, and, in respect of Plot 1 - 74 inclusive as shown on drawing no: 4772/DL/101/L, no development falling within Classes A, B, D or F of Part 1 of Schedule 2 to that Order, shall be carried out without the prior written permission of the Local Planning Authority, granted on application.

Continuation...

REASON

To enable the Local Planning Authority to exercise control over extensions to the dwellings on higher density plots, and means of enclosure, in the interests of visual and residential amenity, and over new accesses in the interests of visual amenity and highway safety.

16. Prior to the commencement of development, and notwithstanding any details submitted with the application, details of bin stores, composting bins and water butts to serve the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and the approved facilities shall be installed prior to the first occupation of the dwellings which they are to serve.

REASON

In the interest of sustainable development.

Date: 13 FEBRUARY 2001

Signed:
Chief Planning Officer

