



WELWYN HATFIELD COUNCIL

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

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER
1995

PLANNING DECISION NOTICE – PERMISSION

S6/1999/1115/OP

RESIDENTIAL DEVELOPMENT (OUTLINE) INCLUDING ACCESS TO PUBLIC
HIGHWAY

at: FORMER SPORTSGROUND TO SMURFIT FACTORY, GREAT BRAITCH
LANE, HATFIELD

Agent Name And Address

KNIGHT FRANK
20 HANOVER SQUARE,
LONDON
W1R 0AH

Applicant Name And Address

SMURFIT UK LTD,
2 THE BEACONS,
BEACONSFIELD ROAD,
HATFIELD,
HERTS
AL10 8EQ

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**, in accordance with the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, the development proposed by you in your outline application received with sufficient particulars on 03/12/1999 and shown on the plans accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout design and external appearance of the building(s) and the means of access thereto and the landscaping of the site which shall have been approved by the Local Planning Authority, or in default of agreement by the Secretary of State for the Environment, before any development is commenced.

REASON

To comply with the provisions of Regulation 7 (1) of the Town and Country Planning General Development Order 1988.

2. a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the Local Planning Authority within a period of 3 years commencing on the date of this notice. b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:- i) the expiration of a period of 5 years commencing on the date of this notice. ii) the expiration of a period of 2

Continuation ...

years, commencing on the date upon which final approval is given by the Local Planning Authority or by the Secretary of State, or in the case of approval given on different dates, the final approval of the last such matter to be approved by the Local Planning Authority of by the Secretary of State.

REASON

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to the Local Planning Authority as part of the reserved matters referred to in Condition 1 above and the scheme shall be 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) which new planting is proposed, together with details of species, size and method of planting.

(3) what measures are to be taken to protect both new and existing landscaping during and after development.

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.

4. 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.

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.

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REASON

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

7. No soakaways shall be constructed in contaminated ground.

REASON

To prevent pollution of groundwater.

8. 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 the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work. 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.

9. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and finds.

REASON

To ensure adequate recording of features of archaeological interest.

10. Prior to the commencement of the development hereby permitted a detailed design and proposed construction programme for the length of the spine road through the site shall be submitted to and approved by the Local Planning Authority in consultation with the Local Highways Authority and the spine road so approved shall be constructed in full in accordance with the approved scheme prior to the occupation of any dwellings on the site.

REASON

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

11. Prior to the commencement of the development hereby permitted the location and design of all on site highway related facilities, such as roads, pedestrian and cycling facilities and bus stops shall be submitted to and 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 all respects prior to the occupation of any buildings in that phase.

REASON

Continuation ...

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

12. 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.

13. The details to be submitted in accordance with Condition 1 of this permission shall include the provision of car parking spaces or garages for all dwellings to accord with the standards in November 1999 Supplementary Planning Guidance for the site, unless the Local Planning Authority otherwise agrees in writing, and the parking spaces and garages provided shall be retained for that purpose thereafter.

REASON

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

14. The details submitted in accordance with Condition 1 of this permission shall include details of bin stores, composting bins, and water butts to serve the dwellings hereby permitted, for the written approval of 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 interests of sustainable development.

Date : **30/04/2002**



Chris Conway
Chief Planning Officer