WELWYN HATFIELD COUNCIL
Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden (01707) 357000

DECISION NOTICE

Ref Nº N6/2000/118/FP

TOWN & COUNTRY PLANNING ACT 1990

NEW WAREHOUSE WITH ANCILLARY OFFICES, SERVICE YARD AND ASSOCIATED CAR PARKING AND LANDSCAPING

CENTRAPARK, BESSEMER ROAD, WELWYN GARDEN CITY

Agent Name And Address

GEOFFREY REID ASSOCIATES,
FAO MR C GEOFFREY,
42 PORTLAND PLACE,
LONDON
W1N 3DG

Applicant Name And Address

RAVENSEFT INDUSTRIAL ESTATES,
FAO MR D WYNNE,
5 STRAND,
LONDON
WC2N 5AF

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 2 February, 2000 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.
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 vairation.

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REASON
To enhance the visual appearance of the development.

3. There shall be no open storage on the site other than in compounds or areas specifically set aside for this purpose and shown on a plan submitted and approved by the Local Planning Authority in writing.

REASON
To ensure the maintenance of a satisfactory visual appearance of the site.

4. The parking, turning and loading space shown the the plan hereby approved shall be provided and marked out prior to the occupation of any buildings on the site, and shall be retained and kept available for those purposes thereafter.

REASON
To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.

5. Details of the means of enclosure, inlcuding security gates, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby permitted and only approved details shall be implemented.

REASON
In the interests of the amenities of the area.

6. The construction of the surface and foul water drainage system, including soakaways, shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before the development commences.

REASON
To ensure adequate capacity and prevent the pollution of groundwater.

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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 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 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 water environment.

8. A minimum of 14 secure and sheltered cycle parking spaces shall be provided on site prior to the occupation of the building hereby permitted.

REASON
To encourage non car access to the site.

9. All parking, delivery and storage areas associated with the construction of development including the access works, shall be provided on land which is not public highway and the use of such areas shall not interfere with the use of the public highway.

REASON
In the interests of safety of all highway users.

10. No additional mezzanine floors, other than shown on the approved plan (No. 991082(D)16), shall be constructed within the building without the prior written consent of the Local Planning Authority.

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REASON
To control the amount of floorspace on the site and to ensure adequate car parking is provided at all times.

11. The building hereby approved shall only be used for purposes falling within Class B8, B2 or B1(c) of the Town and Country Planning (Use Classes Order) 1987.

REASON
To ensure adequate parking is provided at all times.

Date : 17th April 2000

Signed: .....
Chief Planning Officer