

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR
PROPERTY**

**Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)**

Breach of Condition Notice

Served by: **Harlow Council**
To: XPL Limited
Of No. 1 Cottage, Game Farm & Nursery, Old House Lane, Roydon,
Essex CM19 5DJ

1. **This Notice** is served by the Council, under section 187A of the above Act, because they consider that conditions imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply with the conditions specified in this notice. The Annex at the end of this notice contains important additional information.

2. **The Land To Which The Notice Relates**

Plot 17, Harlow Business Park, Roydon Road, Harlow, Essex, CM19 5DT,
shown edged red on the attached plan.

3. **The Relevant Planning Permission**

The relevant planning permission to which this notice relates is the permission granted by the Council on 6 July 2011 for Use of Site as Coach Park/Depot-(Sui-Generis-Use)-Reference HW/PL/11/00121.

4. **The Breach Of Condition**

The following conditions have not been complied with:

- 2 No development shall take place until there has been submitted to and approved by the Local Planning Authority a survey of existing ground levels, trees, hedgerows, water courses and footpaths and a scheme for their retention or replacement, together with a landscaping scheme showing species names, planting density and plant specification for all new planting. This scheme shall include strengthening of the structural landscaping adjoining the northern boundary with holly and yew native evergreen species and public zone planting on either side of the site access road with species and planting density to be submitted to and approved by the Local Planning Authority.
- 5 The use hereby permitted shall not commence until details of the materials and extent of any new hardsurfaced areas, external lighting and perimeter fencing or other new boundary treatments have been submitted to, and approved in writing by, the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details. All external lighting shall be so sited, shielded and angled so as not to

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Breach of Condition Notice

Served by: **Harlow Council**
To: XPL Limited
Of Unit 8, Burnt Mill Industrial Estate, Elizabeth Way, Harlow, Essex
CM20 2HT

1. **This Notice** is served by the Council, under section 187A of the above Act, because they consider that conditions imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply with the conditions specified in this notice. The Annex at the end of this notice contains important additional information.

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- 5 The use hereby permitted shall not commence until details of the materials and extent of any new hardsurfaced areas, external lighting and perimeter fencing or other new boundary treatments have been submitted to, and approved in writing by, the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details. All external lighting shall be so sited, shielded and angled so as not to

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Breach of Condition Notice

Served by: **Harlow Council**
To: St. James Property (Grosvenor Place) Ltd
Of 25-28 Old Burlington Street, London W1S 3AN

1. **This Notice** is served by the Council, under section 187A of the above Act, because they consider that conditions imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply with the conditions specified in this notice. The Annex at the end of this notice contains important additional information.

2. **The Land To Which The Notice Relates**

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3. **The Relevant Planning Permission**

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4. **The Breach Of Condition**

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- 5 The use hereby permitted shall not commence until details of the materials and extent of any new hardsurfaced areas, external lighting and perimeter fencing or other new boundary treatments have been submitted to, and approved in writing by, the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details. All external lighting shall be so sited, shielded and angled so as not to infringe the privacy of neighbouring residential properties and associated garden areas.

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Breach of Condition Notice

Served by: **Harlow Council**
To: Riverway Foods Limited
Of Haslers, Old Station Road, Loughton, Essex IG10 4PL

1. **This Notice** is served by the Council, under section 187A of the above Act, because they consider that conditions imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply with the conditions specified in this notice. The Annex at the end of this notice contains important additional information.

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shown edged red on the attached plan.

3. **The Relevant Planning Permission**

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- 5 The use hereby permitted shall not commence until details of the materials and extent of any new hardsurfaced areas, external lighting and perimeter fencing or other new boundary treatments have been submitted to, and approved in writing by, the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details. All external lighting shall be so sited, shielded and angled so as not to infringe the privacy of neighbouring residential properties and associated garden areas.

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Breach of Condition Notice

Served by: **Harlow Council**
To: **The Occupier**

1. **This Notice** is served by the Council, under section 187A of the above Act, because they consider that conditions imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply with the conditions specified in this notice. The Annex at the end of this notice contains important additional information.

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5 The use hereby permitted shall not commence until details of the materials and extent of any new hardsurfaced areas, external lighting and perimeter fencing or other new boundary treatments have been submitted to, and approved in writing by, the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details. All external lighting shall be so sited, shielded and angled so as not to infringe the privacy of neighbouring residential properties and associated garden areas.

- 6 No development shall take place until details of the layout, provision and disposal of foul and surface water drainage, including details of connections to the main drainage systems, have been submitted to and approved in writing by the local planning authority. Development shall thereafter be undertaken in accordance with the approved details.

- 8 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, and incorporating suitable oil, grit and petrol interceptors, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the use hereby permitted is commenced.

5. What You Are Required To Do

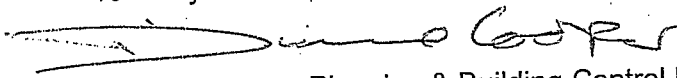
As the person responsible for the breach of conditions specified in paragraph 4 of this notice, you are required to comply with the stated conditions by taking the following steps:

- (1) No further work or operations is/are to be carried out at the site until all the conditions outlined in paragraph 4 have been regularised and dealt with in a manner agreeable to the Local Planning Authority.
- (2) Submit to the Local Planning Authority for its approval a detailed site survey including existing ground levels and existing trees, hedgerows, watercourses and footpaths and a plan showing details of the proposed planting and structural landscaping to the site, as required by condition 2.
- (3) Submit to the Local Planning Authority for its approval a plan showing the proposed materials and extent of the hardsurfaced areas; details and siting of all external lighting; and details of the perimeter security fencing or proposed boundary treatments to be erected on the site, as required by condition 5.
- (4) ~~Submit to the Local Planning Authority for its approval detailed plans showing the layout, provision and disposal of foul and surface water drainage, including details of connections to the main drainage systems, as required by condition 6.~~
- (5) Submit to the Local Planning Authority for its approval a surface water drainage scheme for the site, as required by condition 8.

Period for compliance with conditions stated in paragraph 4: **60 days** (running concurrently) beginning with the day on which this notice is served on you.

Dated: 16th May 2012

Signed:



Dianne Cooper, Planning & Building Control Manager
On behalf of: Harlow District Council, Civic Centre, The Water Gardens, Harlow,
Essex CM20 1WG

ANNEX

Warning

This Notice Takes Effect Immediately When It Is Served On You In Person Or On The Day You Received It By Post.

There Is No Right Of Appeal To The Secretary Of State For The Environment Against This Notice.

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates' Court, for which the maximum penalty is £1,000 for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with either Ms Elizabeth Fitzgerald or Mr Colin Butcher, at Harlow District Council, Planning and Building Control Services, Civic Centre, The Water Gardens, Harlow, Essex, CM20 1WG or on 01279 446593/6841.

If you do need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultation or other professional adviser specializing in planning matters. If you wish to contest the validity of this notice, you may only do so by an application to the High Court for judicial review.