

PLANNING PERMISSION DECISION LETTER

WALSALL METROPOLITAN BOROUGH COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988  
NOTIFICATION OF DECISION ON AN APPLICATION FOR PLANNING PERMISSION

Applicant: Janus Windows Ltd.,  
Agent: Ralphs & Mansell Architects,  
The Shrubbery,  
Erdington Road,  
Aldridge, Walsall. WS9 8UN  
Site: Janus Windows Ltd, Middlemore Lane West, Aldridge, Walsall.  
Date Received: 1st September 1994

Application No: BC41882P

Particulars of Development:  
Three Storey Office Extension Plus Internal Alterations Including  
New Mezzanine Floor, Change of Use to General Industrial (B2) &  
Formation of Car Park

Walsall Metropolitan Borough Council, as local planning authority, hereby grants planning permission for the development described above, as shown in the plans which accompanied the application, copies of which are attached to this notice.

SUBJECT TO THE FOLLOWING CONDITIONS:-

- 1 This development must be begun not later than 5 years of the date of this decision.
- 2 This development shall not be carried out other than in conformity with the approved plans and documents, except as may be required by any conditions of this permission or by any subsequent approved amendment/permission.
- 3 No materials, goods or refuse shall be stored or deposited in the open on any part of the site other than refuse in a refuse container which shall be positioned to avoid interference with car parking spaces and vehicle manoeuvring on the site.
- 4 Notwithstanding the details shown on the submitted plans, no construction work on the office extension shall commence until a revised parking layout which demonstrates adequate manoeuvring space for both cars and service vehicles has been submitted to and approved in writing by the Local Planning Authority, the approved car park has been hard surfaced in tarmacadam (or alternative impervious hardwearing material to be agreed in writing by the Local Planning Authority), and the parking spaces have been clearly marked out and made available for use.
- 5 No development shall be carried out until a detailed landscaping scheme for the north-east boundary of the site adjoining the canal has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 12 months of any part of the development being brought into use, or such other period as may be agreed in writing by the Local Planning Authority.
- 6 All planted areas and associated protective fencing shall be maintained for a period of 5 years from the full completion of the approved scheme. Within this period:
  - (a) planted areas shall be maintained in a tidy condition by regular weeding and litter collection;
  - (b) any tree, shrub or plant which dies, becomes seriously

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diseased, damaged or is removed shall be replaced with a tree, shrub or plant of the same or greater size and the same species as that originally required to be planted;

- (c) any damage to protective fences shall be made good.
- 7 There shall be no discharge of trade effluent, sewerage effluent or contaminated drainage from the site into any ditch or watercourse.
- 8 This development shall not be carried out until samples of the facing materials to be used have been approved in writing by the Local Planning Authority.

REASONS:-

- 1 Pursuant to the requirements of Section 91 of the Town and Country Planning Act, 1990.
  - 2 To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may require).
  - 3 To ensure the satisfactory provision of off-street parking and to ensure the satisfactory appearance of the development.
  - 4 To ensure the satisfactory provision of off-street parking.
  - 5 To ensure the satisfactory appearance of the development.
  - 6 To ensure the satisfactory appearance of the development.
  - 7 To minimise the risk of pollution of rivers and watercourses and other surface waters.
  - 8 To ensure the satisfactory appearance of the development.
- NOTE FOR APPLICANT: You are advised that although this permission has been granted you must also respect any ownership rights or other legal agreements including rights of way.
- NOTE FOR APPLICANT: This permission relates to the elevations and floor plans deposited on 01/09/94 and the amended site plan deposited on 01/09/94.
- NOTE FOR APPLICANT: British Waterways Board has been consulted on this application and your attention is drawn to the attached reply.

Date of Decision: 12th October 1994

Application No: BC41882P

Signed: D.H. PEACOCK

Director of Engineering and  
Town Planning, Civic Centre,  
Darwall Street, Walsall,  
West Midlands.WS1 1DG.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTE: (PLANNOTE) GSC  
You are advised that failure to comply with conditions could result in the  
Council issuing a Breach of Condition Notice.

WALSALL METROPOLITAN BOROUGH COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988  
NOTIFICATION OF DECISION ON AN APPLICATION FOR PLANNING PERMISSION

Date Received: 14th February 1995

Applicant: Janus Windows Ltd.,  
Agent Ralphs & Mansell Architects,  
The Shrubbery,  
Erdington Road,  
Aldridge, Walsall. WS9 8UH

Site Janus Windows Ltd, Middlemore Lane West, Aldridge, Walsall.

Application No: BC43485P

Particulars of Development:  
Construction of Car Parking for use in connection with Planning  
Application BC41882P.

Walsall Metropolitan Borough Council, as local planning authority, hereby grants planning permission for the development described above, as shown in the plans which accompanied the application, copies of which are attached to this notice.

SUBJECT TO THE FOLLOWING CONDITIONS:-

- 1 This development must be begun not later than 5 years of the date of this decision.
- 2 Before the car park extension is brought into use, the access ways, vehicle parking and manoeuvring areas shown on the approved plans shall be surfaced in tarmacadam (or alternative impervious hardwearing material to be agreed in writing by the Local Planning Authority). The areas shall thereafter be retained and used for no other purpose. The parking spaces shall have been clearly marked out and those within the boundary of the land owned by Optar UK Ltd shall be clearly marked as being reserved for employees/visitors of Janus Windows Ltd.

REASONS:-

- 1 Pursuant to the requirements of Section 91 of the Town and Country Planning Act, 1990.
  - 2 To ensure the satisfactory provision of off-street parking.
- NOTE FOR APPLICANT: You are advised that although this permission has been granted you must also respect any ownership rights or other legal agreements including rights of way.

D. H. Peacock

Date of Decision: 28th March 1995

Application No: BC43485P

Signed: D.H. PEACOCK

Director of Engineering and  
Town Planning, Civic Centre,  
Darwall Street, Walsall,  
West Midlands. WS1 1DG.

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