Reasons continued

3,4 & 8.	In the interests of visual amenity and in order to secure the satisfactory appearance of the devcelopment.
5,6 & 7.	To enhance the appearance of the development.
9.	In order to define the permission and in the interests of amenity.
10 & 11.	To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway.
12,13, & 14.	In the interests of public safety.
15.	To define the permission and to maintain planning control.
16.	To ensure that the site is put into a condition capable of satisfactorily containing potential impacts from the permitted operations.
17,19, & 20.	To ensure that all permitted operations are carried out without detriment to the amenity of occupiers of adjacent property by reason of smell, dust, wind, smoke, fume emission or visual intrusion.
18.	Stockpiling of scrap metal and coke above 5 metres in height would lead to an unacceptable level of visual intrusion and consequent increased risk of nuisance from dust, on adjoining property.