



TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION OF DECISION ON AN APPLICATION FOR PLANNING PERMISSION

Applicant: Chemtech Waste Management Ltd

Agent: S A Simmonds Ltd
FAO Mr M Dale
Shutt Cross House
70 Walsall Wood Road
Aldridge
Walsall
WS9 8QT

Site: COPPICE SIDE INDUSTRIAL ESTATE, J.B. PATTERNS LTD, COLLIER
CLOSE, WALSALL, BROWNHILLS, WEST MIDLANDS, WS8 7EU

Application No: 07/0136/WA/E9

Particulars of Development: Change of use of part of building to Hazardous Waste Transfer Station

Walsall Council, as Local Planning Authority, hereby **GRANTS** planning permission for the development described above, as shown in the plans which accompanied the application.

Subject to the following conditions and reasons:

1. This development must be begun not later than 3 years after the date of this decision.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act, 1990.

2. No development shall take place until details of one disabled car parking space and cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the site for the use hereby permitted and thereafter retained.

Reason: In order to ensure satisfactory provision of facilities for disabled parking and cycle storage.



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3. No development shall take place until details of a vehicle barrier along the western boundary of the site have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the site for the use hereby permitted.

Reason: In order to protect the adjoining Site of Importance for Nature Conservation.

4. No development shall take place until details of the 'roll-over bund' to be installed at each entrance to the building have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the site for the use hereby permitted.

Reason: In order to ensure the satisfactory development of the application site.

5. No development shall be carried out until details of signage to be installed on both West Coppice Road and Collier Close to identify the one way traffic circulation within the site, have been submitted to and approved by the Local Planning Authority. The sign(s) shall be installed in accordance with the approved details prior to first use of the access points hereby approved.

Reason: In order to secure the satisfactory development and use of the application site.

6. The maximum storage capacity of the site shall be 400 tonnes.

Reason: In order to define the permission.

7. The parking spaces hereby approved shall be marked out prior to first occupation of the site for the use hereby permitted and thereafter retained.

Reason: In order to ensure satisfactory parking facilities within the site.

8. No open storage shall take place within the application site at any time.

Reason: In order to safeguard the visual amenity of the area.



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9. The site shall be laid out in accordance with the submitted plans: SAS/Chem/02 Rev B (Block Plan), SAS/Chem/03 Rev A (Floor plan) and SAS/Chem/05 (Proposed Elevations) prior to first occupation of the site for the use hereby permitted and no alterations shall be made without the prior written approval of the Local Planning Authority.

Reason: In order to secure the satisfactory development, use and occupation of the application site.

Summary of reasons for granting planning permission and the policies and proposals in the development plan which are relevant to the decision.

The proposed development is considered to comply with the relevant policies of the development plan, in particular Policies GP2, 3.7, ENV10, JP5, JP8, 10.1-10.4, WM1 and WM3 of Walsall Unitary Development Plan March 2005, and, on balance, having taken into account all material planning considerations, the proposal is acceptable.

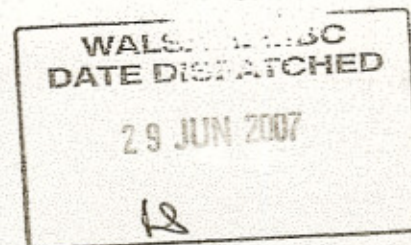
Further details are available by referring to the officer's report which can be viewed, subject to availability, in Planning Services. As the application was approved by the Development Control Committee, the report can be viewed on the Council's web site at www.walsall.gov.uk

Date of Decision: 29/06/2007



David Elsworth

Regeneration, Head of Planning and Building Control



YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES



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Notes for Applicant:

- i This permission does not grant approval under the Building Regulations 2000 for which a separate application may be required. You are advised to contact the Building Control Section on telephone helpline number 01922 652408 should you require further advice.
- ii This permission does not grant approval or in any way overrides the requirement to comply with any restrictive covenant(s) that may be on the land. You should be aware that there is a risk involved in proceeding with development without clarifying whether there are any relevant covenants relating to the property.
- iii Your attention is drawn to the Party Wall Act 1996. If you intend to carry out building work which involves:
 - work on an existing wall shared with another property;
 - building on the boundary with a neighbouring property;
 - excavating near a neighbouring building;

you should find out whether that work falls within the scope of the Act. If it does, you must serve the statutory notice on all those defined by the Act as adjoining owners. You may wish to seek professional advice. However, two guidance booklets have been published entitled "The Party Wall etc. Act 1996: Explanatory Booklet" or "A Short Guide to the Party Wall etc. Act 1996", both are available from ODPM Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7NB. Tel: 0870 1226 236, Fax: 0870 1226 237. This document is also available on the ODPM website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>



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NOTE

1. This notice does not constitute an Approval under the Building Regulations. This decision is given only under the Town and Country Planning Act 1990, and the Town and Country Planning (General Development Procedure) Order 1995. You are reminded of the need to ensure due compliance with the Building Regulations 1985 and to other legislation. Permission does not modify or affect any personal or retrospective covenant applying to the land or any right of any person entitled to the benefit thereof.
2. If you are aggrieved by the decision of the Council to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, you may appeal to the First Secretary of State **within six months of the date of this decision**. Appeals must be made on a form which is obtainable from the Planning Inspectorate, **Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN**, or you can download the forms from the planning inspectorate's web site: **www.planning-inspectorate.gov.uk**. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Council, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements, to the provisions of the development order, and to any decision of a Council was based on a direction given by him.
3. If permission to develop land is refused or granted subject to conditions, whether by the Council or by the First Secretary of State, and you claim that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, you may serve on the Council a purchase notice requiring the Council to purchase your land in accordance with the provisions of Part IX of the Town and Country Planning Act 1990. A notice may only be served on the Council by the owner of land concerned.
4. In certain circumstances, a claim may be made against the Council for compensation, where permission is refused or granted subject to the conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. Development must comply with Section 46 of the West Midlands County Council Act 1980 (namely it shall provide adequate means of access for the fire brigade to the building or, to the building as extended, as the case may be. It must be ensured that existing means of access for the fire brigade to a neighbouring building are not rendered inadequate).



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