

24. Prior to their installation within the relevant phase of the development full details of the fire hydrants to be installed within the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Hertfordshire Fire and Rescue Service. The development shall be carried out in accordance with the approved details.

Reason: To ensure adequate provision in accordance with the fire authority's requirements

25. Any north facing windows at first floor level on plots 6, 7 8 & 9 shall be obscure glazed and shall be permanently retained as such for the lifetime of the development.

Reason: To protect residential amenity

26. Prior to the commencement of the development hereby permitted the main vehicular access shall be provided 4.8 metres wide complete with 8 m radius kerbs and thereafter retained at the position shown on the approved "in principle" drawing numbers HAN/BAR/21/01 revision B and HAN/BAR/21/02 revision A, the footway leading from the new development shall link into the existing footway system.

These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and shall be secured and undertaken as part of the s278 works

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan

27. The development shall not be brought into use until a properly consolidated and surfaced turning space for vehicles has been provided as identified on approved plan drawing numbers drawing numbers HAN/BAR/21/01 revision E and HAN/BAR/21/02 revision A. The turning space should be free from obstruction and available for use at all times.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan 4

28. The reconfigured access shall be constructed in a hard surfacing material for the first 12.0 metres from the edge of the carriageway.

Reason: To ensure construction of a satisfactory development, to prevent loose material from passing onto the public highway in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan 4.