Applicant: Mr C Critchlow
123 Tunstall Road
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ST8 7AA

Agent: Mr A Critchlow
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The Planning Department
Staffordshire Moorlands District Council
Moorlands House,
Stockwell Street,
Leek,
Staffordshire
ST13 6HQ

16th January 2017

RE: SUBMISSION FOR DISCHARGE OF CONDITIONS
Application no: SMD/2016/0238

Location of Development:
123 Tunstall Road, Knypersley, Staffordshire ST8 7AA

Description of Development:
Formation of a new driveway off Tunstall Road to provide independent access to 121 and 123 Tunstall Road

Please accept this letter and attachments in respect of the above.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Noted

2. The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-
Location Plan
DR-A-303 Revision A dated 2nd July 2016

Noted

3. The access hereby approved shall not be brought into use until it has been completed within the limits of the public highway.

Noted

4. The access hereby approved shall not be brought into use until it has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with the approved plans.

Noted

5. The access development hereby approved shall not be commenced until details of a surface water drainage interceptor which shall be provided across the access immediately to the rear of the highway boundary and connected to a surface water outfall or on SUDS principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

Refer to drawing 6305-AEW-XX-XX-DR-A-304 Proposed driveway details
The new driveway will be surfaced using Tarmac ULTIDRIVE POUROUS, providing a bound, fully permeable surface within the site boundary. An Aco drainage channel will be installed along the boundary to ensure no surface water outflow onto the highway.

6. Visibility splays of 2.4m x 43m in both directions at the access shall be maintained for the life of the development and shall be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

Noted

7. The access development hereby approved shall not be commenced until details of 1m x 1m pedestrian visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

Refer to drawing 6305-AEW-XX-XX-DR-A-304 Proposed driveway details
The existing boundary treatment is formed by a low level stone wall with close boarded timber fence above. It is intended to break out the low level wall to suit the width of the boundary only. The timber fence will be further reduced to provide 1x1m pedestrian visibility splays.

8. Before the commencement of development (including any site clearance, stripping or site establishment) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, and shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the Local Planning Authority. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the Local Planning Authority.

Noted

9. Before the commencement of development (including any site clearance, stripping or site establishment), full details of all tree protection measures shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include full construction specification for a no-dig cellular confinement system for the proposed new driveway where this encroaches within the Root Protection Area of the protected Pine tree T5, together with an arboricultural method statement setting out working methods and special protection measures for the avoidance of harm to existing trees on and adjacent to the application site. Such method statements and protection measures shall specifically include details and timescales to ensure that appropriate measures are implemented to protect tree roots in the vicinity of the site access and driveway from the initial outset of any construction activity. Thereafter, the development shall be constructed only in full accordance with details approved under this condition.

Refer to drawing 6305-AEW-XX-XX-DR-A-304 Proposed driveway details
The works will be phased as indicated with RPA protection adjusted to ensure protection of the greatest amount of T5's RPA as possible. The programme of works is anticipated:

Phase 1	**2 days**
Phase 2	**2 days**
Phase 3	**4 days**

10. The remaining wall/fence on the site boundary adjacent to the road to the west, either side of the access hereby approved, shall be retained.

Noted

Yours faithfully

A. Critchlow