STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Steven	Surname:	Lynch
Company name:	Taurus Construction (Midlands) Limited				
Street address:	Former Kennels , Chapel Street				
			Telephone number:		
			Mobile number:		
Town/City:	Forsbrook		Fax number:		
Country:			Email address:		
Postcode:	ST11 9DA				

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Former Kennels		
Street address:	Chapel Street		
Town/City:	Forsbrook		
Postcode:	ST11 9DA		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	396312
Northing:	341973

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Benjamin Surname: Hurst

Reference: Senior Planning Enforcement Officer

Date (DD/MM/YYYY): 15/12/2016 (Must be pre-application submission)

Details of the pre-application advice received:

A meeting on site was arranged between myself, Ben Hurst and Hannah Hogan, who is a flood risk planning & SuDs officer from Staffs County Council to investigate the drainage line to the north of our site in line with condition number 9 (drainage) and to also confirm the mitigation for condition number 13 (finished floor level). Unfortunately Ben was unable to attend, but we still met with Hannah who fed back information from the site visit to Ben.

Hannah was contacted as she was involved in the planning application and provided me with the following comments:
"The flow route across the access is only a residual risk and was deemed at low risk, when considering the mitigation agreed by ourselves, Staffs Moorlands and the Applicant at the time: i.e. raised finished floor levels 300mm above existing ground levels to offer additional protection against residual flood risk and paired with a drainage scheme, based on sustainable drainage principles, the development was deemed as sustainable and future-proofed under the NPPF. Although ourselves as Lead Local Flood Authority were not a statutory consultee (as a minor proposal), we helped agree mitigation for the site to enable permission for the two dwellings."

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Demolition of kennel buildings and erection of 2no. detached bungalows with associated works

Application reference number: SMD/2015/0338 Date of decision: 27/08/2015

Please state the condition number(s) to which this application relates:
Condition number(s):

Conditions to be approved

6) Development shall not commence until an assessment has been undertaken into the nature and extent of any contamination on the site in accordance with a scheme to be agreed with the Local Planning Authority.

9) The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewerage have been submitted to and approved by the Local Planning Authority.

13) The development hereby permitted shall not be commenced until such time as a scheme to construct the dwellings with finished floor levels no lower than 300mm above existing ground levels has been submitted to, and approved in writing by, the local planning authority.

Has the development already started? ( ) Yes (•) No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Conditions to be approved

6) Development shall not commence until an assessment has been undertaken into the nature and extent of any contamination on the site in accordance with a scheme to be agreed with the Local Planning Authority.

A full contaminated land survey including sample collection has been undertaken with the following 2 reports produced and included with this submission:
- Analytical Test Report L16/2705/GRM/001 Dated 16/12/16
- Additional Asbestos Investigation Dated 27/01/17

From the 'Additional Asbestos Investigation Dated 27/01/17' It is our intention to undertake the required works as per option B of the remediation recommendations, which states the following:
The impacted soil could be placed within the rear garden of the proposed bungalows at a depth greater than 1m below finished ground levels. The depth of placement should be sufficient that the likelihood of exposure is very low to end users and the potential pathway is severed.

9) The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewerage have been submitted to and approved by the Local Planning Authority.

We have attached a drawing proposing the disposal of surface water and foul sewerage. Basically the surface water will be disposed of via four discharge points into a perforated land drain laid within the existing culvert to the north of the land as per the recommendation following the site visit with Hannah Hogan from Staffs CC on the 15th December 2016. The foul sewerage will be disposed of via foul manholes connecting the bathroom and kitchen waste and then by connection into existing foul drainage.

6. Discharge of Condition(s)

13) The development hereby permitted shall not be commenced until such time as a scheme to construct the dwellings with finished floor levels no lower than 300mm above existing ground levels has been submitted to, and approved in writing by, the local planning authority.

A drawing has been attached, which confirms that as per the above condition, the finished floor levels will be raised by 300mm above existing ground levels to offer additional protection against residual flood risk and will be paired with the drainage scheme, based on sustainable drainage principles. This will ensure the development is both sustainable and future-proofed under the National Planning Policy Framework.

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? ○ Yes ◉ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 10/02/2017