Hewitt&CarrArchitects

Condition Discharge Information

52 Rakeway Road, Cheadle.
Proposed New Dwelling Within Garden.

Approval Reference – SMD/2015/0607
May 2017

1. Condition: Commencement of Works

The development, hereby permitted, shall be begun not later than three years from the date of this permission.

No submission required.

2. Condition: To be completed in accordance with drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
00400/AL(0)/01 Rev B and 00400/AL(0)02 Rev C

No submission required.

3. Condition: Materials

No development shall take place until samples of the facing and roofing materials to be used in the dwelling and details of rainwater goods (including vents and cowls) and roof lights have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Walls: Ibstock Birtley Olde English Brickwork and Solid & insulation blockwork with K-Rend silicon scraped texture render finish in Champagne.





Please find further details on attached data sheet:
00400 - Ibstock Birtley Olde English Brick Data Sheet

Roofing: Marley Eternit Hawkins clay plain tile in Staffordshire Blue



Please find further details in attached brochure:
00400 - Marley Eternit Clay Plain Tiles Brochure

Hard Surfacing: The driveway, patio and paths are to be Marshalls Drivesett Tegula Original Block Paving in Pennant Grey.

Please find further details in attached brochure:
00400 - Drivesett Tegula Original Block Paving Brochure



Roof lights: Not Applicable as no roof lights included in scheme.

Rainwater Goods: all rainwater goods to be black uPVC.

4. Condition: Materials (windows/doors)

No development shall take place until details of the proposed materials/finishes for windows and doors have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Residence 9 composite in Clotted Cream.





Please find further details in attached brochure:
00400 - R9 Windows Brochure

5. Condition: Boundary Treatments

No development shall take place until details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The details shall include for the provision of boundary fencing along the full house. The approved details shall be completed prior to the occupation of any of the buildings on the site.

The existing hedge and post and rail panel fence with gravel board is to be retained.

Please find further details on attached drawings:
00400 AL(0)04 Landscaping
00400 AL(0)05 Post & Rail Panel Fence Detail

6. Condition: Surface Water and Foul Sewage

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Please find further details on attached drawing:
00400 AL(0)06 Drainage

7. Condition: Construction activities and times of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all construction activities shall be restricted to the following times of operations
08:00 – 18:00 hours (Monday to Friday)
08:00 – 13:00 hours (Saturday)
No working is permitted on Sundays or Bank Holidays.
In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

No submission required.

8. Condition: Site Access

The development hereby permitted shall not commence until the access to the site within the limits of the highway boundary has been completed.

No submission required.

9. Condition: Parking, Servicing, and Turning Area

The development hereby permitted shall not be brought into use until the parking, servicing and turning area have been provided in accordance with the approved plans.

No submission required.

10. Condition: Access Driveway

The development hereby permitted shall not be brought into use until the access driveway rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary.

No submission required.

11. Condition: Surface Water Drainage

No part of the development hereby permitted shall be commenced until details of a surface water drainage interceptor, connected to a surface water outfall, or drainage to 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 occupied.

Please find further details on attached drawing:
00400 AL(0)06 Drainage

12. Condition: Landscaping

Notwithstanding any indication on the site layout drawing no 00400/AL(0)01 Rev B before the commencement of development, including any demolition, site establishment and clearance, full details of proposed landscaping shall be submitted to and approved by the Local Planning Authority. Such details shall include the positions, species, planting sizes and numbers/densities of all new trees, shrubs and hedgerows proposed along the frontage to replace those being lost through the formation of the new vehicular entrance way.

Existing planting in the rear corner to be retained with the lawn and existing hedge.

Please find further details in the photographs below and on attached drawing: 00400 AL(0)04 Landscaping





The existing tree, lawn and planting to the rear.

13. Condition: Planting

The planting scheme approved under condition number 12 shall be implemented before the end of the first planting season (November to February inclusive) following completion of the development hereby approved. New plants shall be properly maintained for a minimum period of 5 years following planting and any which are removed, become diseased, die or otherwise fail to establish within this period shall be replaced with similar species and the replacements themselves shall be properly maintained for 5 years.

No submission required.

14. Condition: Construction Exclusion Zones

Before the commencement of development, including any demolition, site establishment and clearance, construction exclusion zones shall be established by the erection of protective fencing along the Rakeway Road street frontage and along the hedged boundary between 54 and the site and shall be maintained in position for the duration of the construction period. Within 1m of the boundary with no.54 there shall be no excavation, changes in ground levels, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement or lighting of fires unless otherwise first agreed in writing by the Local Planning Authority.

No submission required.

15. Condition: Planning Permission

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the dwelling shall be carried out and no extensions, alterations to the roof, porches, solar or photovoltaic panels, hard standings. Gates, fences, walls or other means of boundary enclosure shall be erected on the site without express planning permission first being obtained from the Local Planning Authority.

No submission required.

16. Condition: Contamination

In the event that soil contamination, including surface coal measures, is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence until a detailed remediation scheme the bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the historical environment has been prepared, and is subject to approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

No submission required.