Condition Discharge Information

00564 – Teanford Mill, Breach Lane, Upper Tean, Staffordshire.
Proposed demolition/removal of existing commercial structures and erection of detached dwelling.

Approval Reference – SMD/2017/0091
August 2017

1. Condition: Commencement of Works

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

No submission required.

2. Condition: Materials

Samples of the facing materials to be used shall be submitted to and approved in writing by the Local Planning Authority before building work commences. The development shall proceed in accordance with the details approved.

Marley Eternit Plain Roof Tile : Antique Brown



Golden Oak UPVC Windows



Imperial Reclaimed Solid Brick





3. Condition: Landscaping

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with details and a material specification for any hard landscaping and boundary treatment.

Please find further details on attached drawing no. 00564 AL(0)13 Landscape Plan

4. Condition: Noisy Activity

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operation:

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.

5. Condition: Contamination

No development, with the exception of site clearance and demolition, shall take place until an intrusive site risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be agreed in writing with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted to and approved in writing by the Local Planning Authority.

If the site risk assessment indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared, and is subject to the approval in writing by 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.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Please find attached report

6. Condition: Top Soil

No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils

being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

No submission required as no top soil to be imported.

7. Condition: Construction and Environmental Method Statement

The development, including demolition hereby permitted shall not take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include the following details:-

I. A scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.
II. Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site;
III. a scheme for recycling/disposal of waste resulting from the demolition/construction works;

Once approved, all relevant activities on the site shall be carried out in accordance with Construction and Environmental Method Statement throughout the course of the development. Any alteration to this Method Statement shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

Please find attached report

8. Condition: Waste

Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

No submission required.

9. Condition: Drainage

The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows 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 no. 00564 AL(0)12 Drainage Plan

10. Condition: Access, Parking, Servicing and Turning Areas

The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

No submission required.

11. Condition: Parking

The existing parking area provided for the existing cottages shall be retained unobstructed as

parking for the cottages for the life of the development.

No submission required.

12. Condition: Use Class

All structures identified for removal / demolition as shown on drawing number AL(0)11C shall be removed in their entirety (including materials used in their construction) prior to first occupation of the dwellinghouse hereby approved. Furthermore, all business activities within the site edged red on the approved plan shall cease and all materials and equipment associated with those activities shall be removed and the site shall be landscaped as domestic garden in accordance with the conditions above. The site shall be used as Use Class C3 residential dwellinghouse and garden and for no other purpose including in connection with a trade or business.

No submission required.

13. Condition: To be completed in accordance with drawings

The development hereby approved shall be carried out in accordance with drawings numbered AL(0)10B, AL(0)11C.

No submission required.