STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Andrew Critchlow
AEW Architects
C/O Forge Lane Water Tower
Congleton
Cheshire
CW12 4PR

Mr Critchlow
123 Tunstall Road
Knypersley
ST8 7AA

Application no: SMD/2017/0510

Determined on: 01/03/2018

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:
121 Tunstall Road Knypersley Staffordshire ST8 7AA

Description of Development:
Demolition of existing dwelling and associated outbuildings. Erection of 6 No. detached dwellings

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location Plan DR-A-500;
- Proposed Site Plan DR-A-503 Rev B;
- House Type 1 DR-A-506 Rev A;

- House Type 2 DR-A-507;
- House Type 3 DR-A-508;
- Dormer Bedrooms to Existing Bungalow DR-A-509.
- House Type 1 (handed) DR-A-513

Reason:- For the avoidance of doubt and in the interests of proper planning.

3. No development shall be commenced until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- External facing materials, including hard surfacing
- Window and door details, including reveal;
- Eaves / verges.

Development shall thereafter be undertaken in accordance with the approved details.
Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties and the surrounding area.

4. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be commenced 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 approved boundary treatments shall be completed prior to the occupation of any of the buildings on the site and shall be retained thereafter
Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties and the surrounding area.

5. The development hereby permitted shall not be commenced until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details.
Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties and the surrounding area.

Trees / Landscaping

6. Before the commencement of development (including any site clearance, stripping, site establishment, formation of new access and removal of existing access) 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 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.
Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties and the surrounding area.

7. Before the commencement of development (including any site clearance, stripping, site establishment and formation of new access and removal of existing access) 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 access and driveway, 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, including closing off and taking up the existing access and drive and installing the new drive in accordance with the no-dig cellular confinement system to be approved. Such method statement 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 existing and proposed site accesses and driveways from the initial outset of any construction activity. Thereafter, the development shall be constructed only in full accordance with details as approved.
Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties and the surrounding area.

8. Before the commencement of development (including any demolition, site clearance, stripping or site establishment) a landscaping scheme shall be submitted to and approved by the Local Planning Authority. Such a scheme shall include full details of any new tree, shrub, hedge, herbaceous and grass planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees, shrubs and other plants which are planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.
Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties and the surrounding area.

Drainage

9. The development hereby permitted shall not be commenced until such time as a scheme for the provision of surface water drainage works, based on sustainable drainage principles incorporating surface water limitation has been submitted to and approved in writing by the Local Planning Authority along with a timetable for implementation. The drainage works shall be completed in accordance with the agreed details and timetable.
Reason:- To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

Highways

11. No development shall be commenced until technical details of the highway works for the access bellmouth (including tactile paving on line of existing footway, give way markings) have been submitted to and approved in writing by the Local Planning Authority. The

highway works shall thereafter be constructed and the access shall be completed in accordance with the approved details prior to the development being first brought into use.
Reason:- In the interests of highway safety.

12. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) they shall at no time be converted to living accommodation unless a further planning permission has first been granted on application to the Local Planning Authority.
Reason:- In the interests of highway safety.

13. The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor sited immediately to the rear of the highway boundary, connected to a surface water outfall or drained 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.
Reason:- In the interests of highway safety.

14. 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.
Reason:- In the interests of highway safety.

15. The development hereby permitted shall not be brought into use until the existing site access, which shall include the crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated as verge/footway.
Reason:- In the interests of highway safety.

16. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site access to number 121, Tunstall Road, (which shall include the access crossing between the site and carriageway edge, and boundary treatment), made redundant as a consequence of the development have been first submitted to and approved in writing by the Local Planning Authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height in accordance with the approved plans prior to the development being first brought into use..
Reason:- In the interests of highway safety.

Environmental Matters

Coal Authority

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

17. No development shall take place until a site investigation of the nature and extent of any land instability has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be submitted to and approved in writing by the Local Planning Authority before any development begins. If any land instability and/or and other public safety issues are found during the site investigation resulting from, for example, past mining activity, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the site shall be remediated in accordance with the approved measures before development begins. If, during the course of development, any unexpected hazards are found which have not been identified in the site investigation, additional measures for their remediation shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures before development re-commences.
Reason:- To ensure that risks from land instability and mining related hazards to the future users of the land and neighbouring land are minimized and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and the general public.

Amenity

18. All noisy activities shall be restricted to the following times of operations.
- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday); and,
- 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.
Reason:- To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

19. No development hereby permitted shall take place until a Construction and Environmental Method Statement for the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

I. The method and duration of any pile driving operations (expected starting date and completion date);
II. Pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;
III. The arrangements for prior notification to the occupiers of potentially affected properties;
IV. The responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
V. A scheme to minimise dust emissions arising from 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. The approved dust

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;

VI. Details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site;
VII. A scheme for recycling/disposal of waste resulting from the construction works;
VIII. The parking of vehicles of site operatives and visitors;
IX. The loading and unloading of plant and materials;
X. The storage of plant and materials used in constructing the development;
XI. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and,
XII. Installation and maintenance of wheel washing facilities.

Development shall thereafter be undertaken in accordance with the approved details.
Reason:- To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Contamination

20. The development hereby permitted shall not take place until a site investigation and risk assessment has been completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. The investigation and risk assessment shall thereafter be undertaken by competent persons and accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11. The assessment shall include:
(i) A survey of the extent, scale and nature of any contamination;
(ii) An assessment of the potential risks to:

- Human health;
- Property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes;
- Adjoining land;
- Ground and surface waters;
- Ecological systems; and,
- Archaeological sites and ancient monuments.

(iii) An appraisal of remedial options, and proposal of the preferred option(s).
A written report of the findings shall be submitted to and agreed in writing by the Local Planning Authority prior to any commencement of the development.

Remediation Statement

21. The development hereby permitted (except for works of site clearance and demolition, but not to include break up or removal of hardstanding or other excavation) shall not take place until a detailed remediation strategy giving full details of the remediation measures required and how they are to be undertaken have been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be produced by competent persons and include:

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

i. Summary of the results of the site investigation and the detailed risk assessment and options appraisal referred to in condition 20 above;
ii. A remediation strategy giving full details of all works to be undertaken, proposed
iii. Remediation objectives and remediation criteria, timetable of works and site management procedures.
iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation scheme shall be fully implemented as approved and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Verification Report

22. No occupation of any part of the permitted development shall take place until a verification report (demonstrating completion of works as set out in the approved remediation strategy and the effectiveness of the remediation) has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved for the development.

Unexpected Contamination

23. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 20 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 21, which shall be submitted to and approved 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 submitted to and approved writing by the Local Planning Authority.

Soil Importation

24. No 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 shall 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 by the Local Planning Authority before any soil is imported to the site.
Reason (common to 20-24):- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Ecology

Breeding Birds

25. No removal of any hedgerows, trees or shrubs or works to demolish structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive unless a competent ecologist has undertaken a detailed check of vegetation for active birds' nests immediately before vegetation clearance and provided written confirmation that no birds will be harmed and /or that there are appropriate measures in place to protect nesting birds on site. Any such written confirmation must be submitted to the Local Planning Authority prior to any work first commencing.
Reason:- In the interests of nature conservation.

26. Prior to the commencement of development, details of nest sites for breeding birds comprising artificial breeding sites for swifts, house martin and house sparrow and details of hedgerow planting to provide additional feeding and nesting habitat for birds shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details prior to the development being first brought into use.
Reason:- In the interests of nature conservation.

Bats

27. Prior to the commencement of development (including removal of any hedgerows, trees or shrubs or works to demolish structures), the following surveys shall be submitted to and approved in writing by the Local Planning Authority:

I. An emergence survey for bats shall be carried out according to the recommendations detailed in the report by TEP Reference: 5523.001 (December 2015). This must consist of a single emergence survey following the guidelines in Bat Conservation Trust, Bat Surveys, Good Practice Guidelines (2012).
II. Further surveys to ascertain the value of trees to be removed for bats following the guidelines in Bat Conservation Trust, Bat Surveys, Good Practice Guidelines (2012).
III. Further emergence surveys shall also be carried out if recommended by these preliminary bat surveys.

Demolition of structures shall be carried out carefully by hand.
In the unlikely event bats are found, an appropriate method statement must be submitted to and approved in writing the Local Planning Authority that may include an application for a European Protected Species (EPS) Licence if applicable.

The scheme shall thereafter be implemented in accordance with the approved details prior to the development being first brought into use.
Reason:- In the interests of nature conservation.

28. Prior to the commencement of development (including removal of any hedgerows, trees or shrubs or works to demolish structures), details of artificial roost sites for bats to be designed to be incorporated into the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details prior to the development being first brought into use.
Reason:- In the interests of nature conservation.

29. Prior to the commencement of development, an external lighting design strategy shall be submitted to and approved in writing by the Local Planning Authority. This must show how and where any external lighting will be installed and technical specifications so that it can be demonstrated that it will not present or disturb or prevent breeding birds or bats having access to breeding sites and resting places. External lighting shall only be installed in accordance with the approved strategy.
Reason:- In the interests of nature conservation.

Informative(s)

1. The revised scheme, the subject of extensive negotiation is considered to be a sustainable form of development to conform to the provisions of the NPPF.

Highways

a) Section 219 exemption under the Highways Act 1980. Advance Payments Code will apply. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

b) The construction of the bellmouth and reinstatement of the redundant access crossing shall require a Minor Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a link to a Minor Works Information Pack and an application form for the Minor Works Agreement. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire ST16 2DH. (or email to nmu@staffordshire.gov.uk)
http://www.staffordshire.gov.uk/transport/staffshighways/licences/

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at BControl@staffsmoorlands.gov.uk

2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

8. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

9. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

10. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

11. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

12. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
13.