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Mrs Bisbey
c/o agent

Application no: SMD/2017/0512

Determined on: 10/05/2018

**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:

Land South East Of A521 A50 BLYTHE BRIDGE BYE PASS BLYTHE BRIDGE
STAFFORDSHIRE

Description of Development:

Detailed Planning Application for the development of 118 dwellings (Use Class C3), new access and internal roads for vehicles, pedestrian and cycle linkages; car and cycle parking; associated play and open space, landscaping, ecological habitats; sustainable drainage measures, earthworks and all ancillary enabling works including the demolition of building and structures.

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):

Standard

1. The development hereby permitted shall be begun before the expiration of two 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:

Drawing Title	Drawing No. and Revision	Prepared By
Application Site Boundary (Proposed Site Plan)	8641 PL03 Rev C	Roberts Limbrick
Location Plan	8641 PL01	Roberts Limbrick
Existing Site Plan	8641 PL02	Roberts Limbrick
Site Clearance	0110 P2	PJA Engineering
Highways Drawings		
Junction GA Plan	0105 P4	PJA Engineering
Kerb Locations & Road Markings	0106 P3	PJA Engineering
Limit of Adoption	0107 P6	PJA Engineering
External Works	0230 P1	PJA Engineering
Longitudinal Sections Sheet 1 of 2	0251 P2	PJA Engineering
Longitudinal Sections Sheet 2 of 3	0252 P2	PJA Engineering
Longitudinal Sections Sheet 3 of 3	0253 P2	PJA Engineering
Visibility Splays	0311 P4	PJA Engineering
Road Construction Detail	0321 P0	PJA Engineering
Vehicle Tracking Sheet 1 of 2	0701 P4	PJA Engineering
Vehicle Tracking Sheet 2 of 2	0702 P4	PJA Engineering
Junction Kerbs	0703 P3	PJA Engineering
Junction Visibility	0704 P4	PJA Engineering
Junction Road Markings	0705 P3	PJA Engineering
Junction Signage	0706 P3	PJA Engineering
Junction Drainage	0707 P3	PJA Engineering

Vehicle Tracking Sheet 1 of 2	TRK01	PJA Engineering
Vehicle Tracking Sheet 2 of 2	TRK02	PJA Engineering
Offsite Works Cross Sections	0708 P0	PJA Engineering
Sections, Levels and Drainage Drawings		
Plot Levels	0101 P5	PJA Engineering
Drainage Strategy	0102 P6	PJA Engineering
Flood Routing	0104 P2	PJA Engineering
Offsite Foul Plan & Section	0108 P2	PJA Engineering
Site Boundary Sections	0111 P3	PJA Engineering
Attenuation Tank Details	0120 P1	PJA Engineering
Existing Watercourse Network	0112	PJA Engineering
Constraints and Utilities Drawings		
0801 Utilities P1	0801 P1	PJA Engineering
0802 Constraints Plan P0	0802 P0	PJA Engineering
Housetype Drawings		
Proposed Boundaries Plan	PL04 Rev C	Roberts Limbrick
Proposed Materials Plan	PL05 Rev B	Roberts Limbrick
Proposed Affordable Housing Plan	PL06 Rev A	Roberts Limbrick
Proposed Heights Plan	PL07 Rev A	Roberts Limbrick
Proposed Phasing Plan	PL08 Rev A	Roberts Limbrick
Site Sections	PL12	Roberts Limbrick
Street Elevations	PL15 Rev A	Roberts Limbrick
Housetype AF1B503	PL20 Rev A	Roberts Limbrick
Housetype AF2B830	PL21 Rev A	Roberts Limbrick
Housetype AF3B970	PL22	Roberts Limbrick
Housetype H2B706	PL23	Roberts Limbrick

Housetype H3B920	PL24	Roberts Limbrick
Housetype H3B938 Type 1	PL25	Roberts Limbrick
Housetype H3B938 Type 2	PL26 Rev A	Roberts Limbrick
Housetype H3B965	PL27	Roberts Limbrick
Housetype H4B1038	PL28	Roberts Limbrick
Housetype H4B1203	PL29	Roberts Limbrick
Housetype H4B1209	PL30	Roberts Limbrick
Housetype H4B1282 Type 2	PL31 Rev A	Roberts Limbrick
Housetype H4B1381	PL32 Rev A	Roberts Limbrick
Housetype H4B1475	PL33	Roberts Limbrick
Housetype H4B1765	PL34 Rev A	Roberts Limbrick
Housetype H5B1858	PL35	Roberts Limbrick
Garage Plans & Elevations	PL50	Roberts Limbrick
Bin & Cycle Stores	PL51	Roberts Limbrick
3D View	PL52	Roberts Limbrick
Brick Piers with horizontal fence infill		
Canopy		
Dormer examples		
Plot Landscaping Drawings		
Detailed Planting Proposals	1965 01 F	Liz Lake Associates
Detailed Planting Proposals	1965 02 D	Liz Lake Associates
Detailed Planting Proposals	1965 03 E	Liz Lake Associates
LEAP Detail	1965 04 E	Liz Lake Associates
Tree Planting and Details	1965 05 E	Liz Lake Associates
Landscape Management Plan and Appendices	1965 Rev B	Liz Lake Associates
Ecology Drawing		
Great Crested Newt Buffer Area	6249-E-03	FPCR

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

3. The development hereby permitted shall be implemented in general accordance with the approved phasing plan PL08 Rev A. No development shall take place except in accordance with the approved phasing scheme or as may subsequently be agreed in writing with the Local Planning Authority.

Reason: In the interests of proper planning of the development.

Design & Layout

4. No phase of development shall commence until details or samples of the proposed external materials and finishes, including surfacing materials to be used in that phase, have been submitted to and approved in writing by the Local Planning Authority. Development shall take place in complete accordance with the approved details.

Reason: In the interests of visual amenity

5. No dwelling shall be occupied until the boundary treatment associated with that dwelling has been provided in accordance with the approved plans. Notwithstanding the details shown on the approved plans gaps shall be provided through wall and close boarded fencing to allow the movement of hedgehogs through the development.

Reason: In the interests of residential amenity & biodiversity.

Environmental Health

6. No phase of the development hereby permitted shall take place until a Demolition and Construction and Environmental Method Statement relating to that phase has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

- I. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
- II. the arrangements for prior notification to the occupiers of potentially affected properties;
- III. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- IV. 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 suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;
- V. a scheme for recycling/disposal of waste resulting from the construction works;
- VI. the parking of vehicles of site operatives and visitors;
- VII. the loading and unloading of plant and materials;
- VIII. the storage of plant and materials used in constructing the development;
- IX. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- X. details of measures to protect the public footpaths and amenity of users of the public

- footpaths crossing the site during the construction works.
- XI. 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.
- XII. a site compound with associated temporary buildings:
- XIII. wheel wash facilities;
- I. mechanical road sweeper for existing carriageway;

All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration. Reason: To protect the amenities of the area.

7. No phase of the development hereby permitted, shall commence until a further intrusive site investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on that phase of the site. The investigation and risk assessment shall 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 the commencement of the development of the relevant phase.

Reason:- 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.

8. No phase of the development hereby permitted, except for works of site clearance and demolition (not to include break up or removal of hardstanding or other excavation) shall take place until a detailed remediation strategy for that phase giving full details of the remediation measures required and how they are to be undertaken has been submitted and approved, in writing, by the Local Planning Authority. The remediation strategy shall be produced by competent persons and shall include:

- (i) A summary of the results of the site investigation and the detailed risk assessment and options appraisal referred to in condition (6).
- (ii) A remediation strategy giving full details of all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.
- (iii) 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 for that phase 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.

Reason:- 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.

9. No occupation of any phase of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation within that phase 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 each phase.

Reason: 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.

10. 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 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, and approved in writing by the Local Planning Authority and thereafter implemented. 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 submitted to and approved in writing by the Local Planning Authority.

Reason: 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.

11. 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 approved 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 validity evidence submitted to and approved in writing by the Local Planning Authority prior to the soils being brought on to site.

Reason: 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.

12.

- (i) No dwelling within any phase hereby permitted shall be occupied until any works to that dwelling included in the approved sound insulation scheme have been completed. Pre-completion tests shall be carried out to verify compliance with this scheme and a report shall be produced containing the results, including all raw data and showing how calculations have been made and shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) Full details including specification and positioning of a site boundary acoustic barrier shall be submitted to and approved prior to first occupation of the approved residential units hereby permitted.

Reason: In the interests of residential amenity

Drainage

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

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

Trees and Landscape

14. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, as identified on the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and visual amenity.

15. Before the commencement of development on any phase (including any demolition, site clearance, stripping or site establishment) temporary protective fencing and advisory notices for the protection of the existing trees and hedgerows to be retained within that phase 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 of that phase 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 by the LPA.

Reason: In the interests of biodiversity and visual amenity.

16. The planting plan shown on Liz Lake Associates Drgs. Nos. 1965/01 Rev F, 1965/02 Rev D, 1965/03 Rev E and 1965/05 Rev E shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the phase of the development hereby approved to which it relates. The trees, shrubs, herbaceous plants and grass 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 the interests of visual amenity

17. The Liz Lakes Associates Landscape Management Plan reference 1965/LMP/Rev B and the Supplementary Note (October 2017) shall be fully implemented in accordance with the details, specifications and provisions contained therein, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity

Archaeology

18. Prior to the commencement of any phase of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') for the site area within that phase shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the relevant phase of the site, including post-excavation reporting and appropriate publication. The development of each phase shall thereafter be implemented in full in accordance with the approved scheme for that phase and a report of the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To record likely below ground archaeological remains.

Ecology

19. Prior to any commencement of works on any phase between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds within that phase of the site and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.

Reason: In the interests of biodiversity

20. Any mature tree to be removed or to have substantial crown pruning operations carried out shall first be carefully inspected for the potential to provide bat roosting opportunities. Any tree which has such potential (which could include cavities, splits, decay pockets, hollow stems or branches, areas of loose bark, dense ivy cover or dense epicormic shoots) shall be subject to a further detailed and if necessary climbing inspection by a licensed bat worker immediately prior to felling or pruning, and a report of the findings along with details of any necessary mitigation shall be submitted to and approved in writing by the Local Planning Authority. All felling or pruning of such trees shall take place in accordance with the approved mitigation measures and in the presence of the bat worker who can immediately advise on appropriate measures if bats are discovered during dismantling, felling or pruning operations.

Reason: In the interests of biodiversity

21. No development shall commence within the area identified as a GCN buffer habitat on Drawing 6249 – E-03 until the Local Planning Authority has been provided with either

- a) A licence issued by Natural England pursuant to Regulation 53 of the Conservation Habitats and species Regulations 2010 authorising development work or
- b) A statement in writing from Natural England to the effect that it does not consider a licence is required for the development.

Reason: In the interests of biodiversity

22. No development shall commence on any phase until a Construction Environmental Management Plan (CEMP: Biodiversity) for that phase has been submitted and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include:

- a) Risk assessment of potentially damaging construction operations.
- b) Identification of biodiversity protection zones.
- c) Practical measures (both physical and working methods) to avoid or reduce impacts during construction. This shall include site clearance, site set up, ground works and construction, disposal of wastes and final site clearance.
- d) Detailed measures to reduce site run off, effluents or pollution.
- e) The location and timing of work to avoid harm to biodiversity features.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities of an ecologist, ecological clerk of works or similarly competent person.
- h) Use of protective fences barriers or warning signs.
- i) Vegetation clearance avoids the hibernation period for Hedgehogs (November-March).
- j) Creation of sloping escape ramps for badgers/ hedgehogs by edge profiling excavations or placing planks into them at the end of each working day.
- k) Open pipework greater than 150mm being planked off at the end of each working day

The approved CEMP shall be adhered to and implemented throughout the construction period of the relevant phase.

Reason: In the interests of biodiversity

23. Prior to first occupation of each phase of the development hereby permitted a lighting strategy for biodiversity for that phase shall be submitted and approved in writing by the Local Planning Authority. The strategy shall:

- a) Identify those areas that are particularly sensitive for bats breeding or foraging birds and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory for example for foraging.
- b) Show how and where external lighting will be installed (via contour plans and technical specifications) so that it can be clearly demonstrated areas lit will not disturb or present bats or birds using their territories or having access to breeding sites or resting places.
- c) Follow the protocols outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and the Bat Conservation Trust’s “Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting” (2014) to minimise disturbance and sky-glow across the site.

No external lighting shall be installed on the site other than in complete accordance with the approved lighting strategy

Reason: In the interests of biodiversity

24. Where construction work does not commence on any phase within 12 months of this decision, an updated badger survey for the area covered by that phase shall be submitted to and approved in writing by the Local Planning Authority, prior to development commencing. If badgers are located, an appropriate avoidance mitigation and compensation plan must be submitted as part of that survey. No development on the relevant phase shall take place except in complete accordance with the approved mitigation and compensation plan.

Reason: In the interests of biodiversity

25. Prior to the occupation of any of the units hereby permitted in any phase details of the design and location of bird boxes and bat roosting features to be positioned on mature trees as part of the proposed development of that phase shall be submitted to and approved in writing by the Local Planning Authority. None of the units in that phase shall be occupied until the bird boxes and bat roosting features associated with that phase have been installed and those features shall thereafter be retained.

Reason: In the interests of biodiversity

26. Prior to commencement of works on plots 43-46, details of the number and location of artificial Housemartin nests to be fixed to those plots, shall be submitted to and approved in writing by the Local Planning Authority. Those plots shall not be occupied until the approved Housemartin nests have been installed and they shall thereafter be retained.

Reason: In the interests of biodiversity

27. Prior to the occupation of development of plots 3-9 and 2-10, details of additional planting adjacent to the proposed boundary walls and fences, shall be submitted to and approved in writing by the Local Planning Authority. The additional planting shall be fully implemented before the end of the first available dormant season (November to February inclusive) following occupation of those plots. The trees, shrubs, herbaceous plants and grass 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 the interests of visual amenity

Highways

28. The Travel Plan submitted with the application which is hereby approved shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.

Reason: In the interests of sustainable transport

29. The development hereby permitted shall not be brought into use until the off-site highway works broadly comprising junction, pedestrian crossing, footway connecting to existing, speed limit alteration, highway alterations, street lighting have been constructed generally in accordance with, but subject to technical approval of, the submitted plan 02523-A-0105-P4 Junction GA Plan

Reason: In the interests of highway safety

30. The phase of development hereby permitted shall not be brought into use until the individual accesses, parking, servicing and turning areas within that phase 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

31. Any driveways or private drives that fall towards the proposed adopted highway shall be fitted with drainage interceptors immediately to the rear of the highway boundary outfalling to surface water drainage or drained to SUDS principles.

Reason: In the interests of highway safety

32. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA)/Drainage Strategy September 2017 02523 Revision B produced by PJA Engineering and the following mitigation measures detailed within the FRA:

- ☐ Limiting the surface water run-off generated by the site to a maximum of 28 l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- ☐ Provision of an appropriate volume of attenuation flood storage on the site, to a 100yr + CC standard.
- ☐ Finished floor levels are set no lower than 150mm above ground level.
- ☐ Confirm which responsible body will maintain the surface water system, above ground storage area and retained pond over the lifetime of the development according to an acceptable maintenance schedule and that is achievable.

Reason: To mitigate the risk of flooding.

33. No development shall be commenced until:

- a) Further information to demonstrate to that the adopted emission factors used in the submitted air quality assessment are representative of a worse case scenario has been submitted to and approved in writing by the Local Planning Authority.
- b) Proposals for a post development monitoring scheme, including the methodology and duration, for validating that the predicted Nitrogen Dioxide (NO₂) concentrations are below Air Quality (AQ) objectives, at the nearest sensitive receptor(s), have been submitted to and approved in writing by the Local Planning Authority.

In each case, the required further information or results of the post development monitoring scheme indicate:

- i) No breach of local AQ Objectives for NO₂ at the nearest sensitive receptor, monitoring shall cease and no further work is required,
- ii) A potential breach of local AQ Objectives for NO₂ at the nearest sensitive receptor, a further air quality assessment shall be undertaken to identify control measures that could be adopted to address these breaches. The approved pollution control measures shall be implemented in full and further monitoring undertaken to validate the effectiveness of these control measures and if necessary further measures shall be proposed, approved and implemented until no breach of local AQ Objectives for NO₂ at the nearest sensitive receptor is predicted.

Reason:- To protect the local residents from air pollution and breaches in local air quality objectives for Nitrogen dioxide

34. No development shall be commenced until a scheme for the provision of electric vehicle charging points has been submitted to and agreed in writing by the Local Planning Authority. No property shall be occupied until any approved electric vehicle charging infrastructure associated with that dwelling has been installed.

Reason:- To protect the local residents from air pollution and breaches in local air quality objectives for Nitrogen dioxide

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X *J Colley*

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council

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.

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.