Condition Discharge Information

00774 – Hill Top Farm, Hill Top, Brown Edge, Staffordshire.
Erection of detached double garage and creation of new vehicular access.

Approval Reference – SMD/2018/0296
August 2018

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: Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

- ***Site Location Plan and Site Plan (Drawing: AL(0)01 Rev C)***
- ***Proposed Plans (Drawing: AL(0)02 Rev C)***

No submission required.

3. Condition: Materials

With the exception of the rear wall of the garage, which is proposed to be built in brick, the external facing and roofing materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.

No submission required.

4. Condition: Access Drive Surface

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

No submission required.

5. Condition: Existing Site Access

The development hereby permitted shall not be brought into use until the existing site access made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated in accordance with the approved drawing 00774 AL(0)01A.

No submission required.

6. Condition: Boundary

Prior to first occupation of the garage the boundary between the land edged red and land edged blue on plan "Site Location Plan and Site Plan (Drawing: AL(0)01 Rev C)" shall be demarcated with a post & rail fence. The boundary shall subsequently be planted with a native hedge in accordance with the landscaping plan approved pursuant to condition 7 and 8.

Please refer to drawing 00774 - AL(0)03 Landscaping Plan.

7. Condition: Landscaping

No development shall commence until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted.

Please refer to drawing 00774 - AL(0)03 Landscaping Plan.

8. Condition: Planting

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

No submission required.