Hewitt&CarrArchitects

Condition Discharge Information

00219 – The Monkhouse, Prince George Street, Cheadle, Staffordshire, ST10 1HX.
Three detached residential dwellings.

Approval Reference – SMD/2018/0232
2019

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: To be completed in accordance with drawings

The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-
00219 PL(0)01 Rev C
00219 PL(0)02 Rev D

No submission required.

3. Condition: Materials

Before the commencement of works, details of the type, texture and colour of all finishing, roofing, surface and fenestration materials for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the construction of the development.

Brick : Ibstock Birtley Olde English



Roof : Sandtoft 20/20 Interlocking Clay Roof Tile – Antique Slate



Powder Coated Aluminium Windows and Timber Doors.

Surfacing :
Access paths and patio areas to comprise of permeable block paving utilising Macclesfield stone type Riven slab paving or similar.

For the location of grassed areas and patios within the gardens as well as the access paths, please refer to approved drawing 00219_PL(0)01C.

4. Condition: Future Development

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), no development as specified in Part 1 Class(es) A to H and Part 2 Class(es) A to C shall be carried out without express planning permission first being obtained from the Local Planning Authority.

No submission required.

5. Condition: Access Gradient

Before the proposed development commences the access shall be constructed with a gradient not exceeding 1 in 10 for a distance of 10m from the rear of the highway boundary.

No submission required.

6. Condition: Visibility Splay

Before the proposed development is commences the visibility splay shown on plan 00219_PL(0)01 C shall be provided and shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway.

Please see attached email from D. R. Plant sent on Tuesday 23rd July 2019.
(Saved as SMD20180232 - Visibility splay at the Monkhouse Prince George Street Cheadle)

7. Condition: Material for the access rear of the carriageway edge

Before the proposed development commences the access rear of the carriageway edge shall be constructed in a bound, porous material in accordance with details to be first submitted to and approved in writing by, the Local Planning Authority.

Access rear of the carriageway edge to be constructed using permeable Tarmac.

8. Condition: Surfacing of Parking and Turning Areas and Delineation of Parking Bays

Before the proposed development is brought into use the parking and turning areas shall be surfaced in a bound porous material with parking bays clearly delineated and allocated in accordance with plans hereby approved which shall thereafter be retained as such for the life of the development.

No submission required.

9. Condition: Surface Water Drainage

Before the proposed development commences details of the surface water drainage, including surface water outfall from parking and turning areas, shall be first submitted to, and approved in writing by, the local planning authority which shall thereafter be constructed in accordance with the approved details and provided before the development is first brought into use.

Please see attached documents :
J3154 EX04
J3154 EX05
J3154 Hydraulic Calculations
SuDS Maintenance Plan

10. Condition: Surface Water Drainage Interceptors

Before the proposed development is brought into use the access drive shall be built with surface water drainage interceptors which shall be sited across the access immediately to the rear of the highway boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be constructed in accordance with the approved plans and retained for the life of the development.

Please see attached documents :
J3154 EX04
J3154 EX05
J3154 Hydraulic Calculations
SuDS Maintenance Plan

11. Condition: Soakaway

Any proposed soakaway shall be located a minimum of 5m rear of the highway.

No submission required.

12. Condition: Deleterious Material

No deleterious material shall be deposited on the public highway.

No submission required.

13. Condition: Vehicles Exporting Materials Leaving Site

No vehicles exporting materials shall leave the site Monday - Friday between the hours of 0800-0900 & 1500-1600.

No submission required.

14. Condition: Noisy Activities

Unless prior permission has been obtained in writing from the Local Planning Authority, 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)***
- ***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.

15. Condition: Construction and Environmental Method Statement

No development, including demolition hereby permitted shall 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;
IV. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
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 Statement shall be approved in writing by the Local Planning Authority prior to any deviation from it.

Please see attached document :
00219 – CEMP

16. Condition: Contamination

No development, shall take place until a 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 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 mitigate the identified risks and ensure the site is remediated to a condition suitable for the intended use has been be submitted and approved in writing by the Local Planning Authority. The agreed remediation strategy shall be adhered to throughout the development. Following completion of the site remediation and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted and approved in writing by the Local Planning Authority.

Please see attached document :
Peak_Associates_Phase_1_Investigation_Report._The_Monkhouse._QA_No._12025._6.3.2012

17. Condition: Contamination

In the event that 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 shall not commence further until an initial 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 the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, 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 produced, and approved in writing by the Local Planning Authority.

No submission required.

18. Condition: Importing 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 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.

No topsoil to be imported therefore no submission required.

19. Condition: No Burning of Waste Material On Site

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.

20. Condition: Existing Boundary Wall

The existing boundary wall to the front of the site shall be retained in perpetuity, with the exception of the length shown for removal on the approved site plan in order to create the visiblity splay. The wall to be removed shall be carefully dismantled and rebuilt using the original materials on the alignment shown on the approved site plan prior to the first occupation of the development.

No submission required.