STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Hoskins
342 Waterloo Road
Stoke-on-Trent
ST1 5EH

Application no: SMD/2019/0660

Determined on: 11.03.2020

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 At Corner Of Alsop Street And Broad Street Alsop Street Leek Staffordshire

Description of Development:
Erection of 7 no. new residential dwellings with associated parking and landscaping.

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 Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. The development hereby permitted shall be carried out in accordance with the following approved plans
C1610501, 02A, 03A, 04A, 05A, 06A and 07A
Reason:-For the avoidance of doubt and in the interests of proper planning

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

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- External facing materials, including hard surfacing
- Window and door details (to include moulded timber sections; finish; opening mechanism; and glazing bar subdivision).-
- Eaves / verge details
- Boundary details including any existing/proposed retaining walls – heights, materials, finish
-Bin storage area
- Soft landscaping with timetable for implementation
- Rainwater goods

Development shall thereafter be undertaken in accordance with the approved details.
Reason:- In the interests of the visual appearance of the development and the amenities of the area and the character and appearance of the Conservation Area.

4. Notwithstanding any details shown on the approved plans, the windows and doors of the proposed development shall be set back a minimum of 75mm from the edge of the brickwork around the window opening.
Reason:- In the interests of the visual appearance of the development and the integrity of the Conservation Area

5. The development hereby permitted shall not be brought into use until the following measures have been taken:-
a) the access to the site has been completed
b) the access, parking, servicing and turning areas have been provided in accordance with the approved plans.
c) details of the surface water drainage interceptor to be provided across the access immediately to the rear of the highway boundary, connected to a surface water outfall or 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.
d) the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material between the site boundary and the block paved parking area
Reason:- To comply with NPPF paragraph 32; to comply with SMDC Core Strategy Policy DC1 and T1 and SO11; in the interests of highway safety.

6. The development hereby permitted shall not be brought into use until details of the reinstatement of that part of the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the Local Planning Authority. That part of 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 first occupation of the development.
Reason:-To avoid a proliferation of overlong and redundant access crossings

7. The development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority:

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- Replacement of street light affected by proposed access (assessment of area street lighting may be required)
- investigation and removal, protection or replacement as appropriate of the pipes emerging from the footway in Alsop Street.

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use

Reason:-To comply with NPPF paragraph 32; to comply with SMDC Core Strategy Policy DC1 and T1 and SO11; in the
interests of highway safety

8. The development hereby permitted shall not be commenced until details of the 2.4mx43m visibility splay to the east across the Broad Street frontage of the site have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use
Reason:-To comply with NPPF paragraph 32; to comply with SMDC Core Strategy Policy DC1 and T1 and SO11; in theinterests of highway safety.

9. No development hereby permitted, including site clearance, shall take place until a Demolition and Construction and Environmental Method Statement 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 any 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 pubic footpaths crossing the site during the construction works.
X1 site compound with associated temporary buildings

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X2 wheel washing facilities

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 and to ensure the development can be carried out without undue inconvenience to road users.

10. No development approved by this planning permission shall take place until a detailed remediation scheme, the Scheme, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property (existing or proposed including buildings, pets, service lines and pipes; buildings), adjoining land and ground and surface waters has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved Scheme. The Scheme must include:

a. A site investigation scheme, based on the information already provided to support a detailed assessment of risks to all receptors that may be affected, including those off site.

b. The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and a remediation strategy giving full details of remediation objectives and remediation criteria

c. A validation plan providing details of the data that will be collected in order to demonstrate that the all works set out in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

d. The scheme 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.

11. Prior to bringing the development into first use, a validation report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be 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 validation 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 validation plan, and for the reporting of this to the Local planning authority.

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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. 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 then be undertaken in accordance with the requirements of condition 10 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, and submiited for the written approval of 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 submitted to the Local Planning Authority for its written approval.
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.

13. 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 should be submitted to and agreed 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.
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.

14. Any waste material associated with the construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.
Reason: To protect the amenities of the area.

15. Development shall not commence until a site specific Scheme for protecting the proposed residential units from noise has been submitted to and approved in writing by the Local Planning Authority. The submitted Scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and ProPG: Professional Guidance, Residential Development. It should be designed to achieve noise levels of less than 30dB LAeq in bedrooms 23:00 to 07:00, less than 40 dBLAeq in living areas (07:00 to 23:00) and less than 55dBLAeq (07:00 to 23:00) in outside living areas. Pre completion tests shall be carried out to verify compliance with the agreed Scheme and the results provided in

a Report to include all raw data and showing how calculations have been made and submitted to the Local Planning Authority for its written approval before any of the units hereby permitted are brought into use.
Reason: To protect occupiers from noise and safeguard their residential amenities.

16. 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, B, C, D, E, F, G H and/or Part 2 Class(es) A and C other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.
Reason:- To enable the Local Planning Authority to control the development and so safeguard the character and appearance of the Conservation Area and to ensure that adequate amenity space is retained within the curtilage of each dwelling.

17. The development hereby permitted shall not be commenced until drainage plans for the disposal of surface water and foul sewage 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.
Reason:- To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

18. No development shall commence until an Air Quality Assessment has been carried out for the proposed development and submitted to the Local Planning Authority for its written approval together with a Scheme for protecting future occupiers of the buildings from the effects of nitrogen dioxide arising from road traffic. All works which form part of the approved Scheme shall be completed prior to the occupation of the buildings hereby approved, and thereafter maintained for the lifetime of the development.
Reason: In order to safeguard the amenities of the occupiers of the proposed dwellings in respect of atmospheric pollution.

19. No development shall be commenced until a scheme for the provision of electric vehicle charging points within the development hereby approved has been submitted to and agreed in writing by the Local Planning Authority. No dwelling shall be subsequently occupied until such time that the approved electric vehicle charging infrastructure associated with that dwelling has been installed.
Reason:- To promote the use of low emission vehicles and help mitigate the impact of any additional vehicles on local air pollution

Informative
1. This is a sustainable development which complies with the provisions of the NPPF.

2. The dropped crossing to the site shall be constructed in accordance with submitted drawings, details to be submitted and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire

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County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. 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/ The existing dropped crossing to the site shall be reinstated to footway in accordance with details to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact 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) The lighting column in the access will need to be relocated by SCC PFI contractor Eon. Please contact lightingforstaffordshire@eonenergy.com or highways@staffordshire.gov.uk or 0300 111 8000 as soon as possible before works commence to ensure works can be programmed. This will be at the developers expense and extent of works should be established at an early stage.

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council

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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.

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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.