STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Peter Hayward
Turley
9 Colmore Row
Birmingham
B3 2BJ

Application no: SMD/2018/0790

Determined on: 12/05/2020

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 South East Of A521 A50 Blythe Bridge Bye Pass Blythe Bridge Staffordshire

Description of Development:
Development of 146 dwellings (Use Class C3), 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):

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:
- Site Location Plan (2001 B 8641-2001b_R9051-RLA-18-XX-DR-A-2001)
- Proposed Site Plan (8641_2003e_R9051_RLA_18_XX_DR_A_2003)
- Existing Site Plan (2002 B 8641-2002b_R9051-RLA-18-XX-DR-A-2002)

- 8641_2044_R9051_RLA_18_ZZ_DR_A_2044_H4B1379__Render_
- 8641_2026a_R9051_RLA_18_XX_DR_A_2026_Bin___Cycle_Stores
- 8641-2025b_R9051-RLA-18-XX-DR-A-2025_Garage_Plans___Elevations
- 8641-2016c_R9051-RLA-18-XX-DR-A-2016_Proposed_Phasing_Plan
- 8641-2007c_R9051-RLA-18-XX-DR-A-2007_Proposed_Heights_Plan
- 8641_2005d_R9051_RLA_18_XX_DR_A_2005_Proposed_Materials_Plan
- 8641-2004c_R9051-RLA-18-XX-DR-A-2004_Proposed_Boundaries_Plan
- 8641_2036b_R9051_RLA_18_ZZ_DR_A_2036_H4B1036
- 8641_2035a_R9051_RLA_18_ZZ_DR_A_2035_H3B936_T2__Render_
- 8641_2034a_R9051_RLA_18_ZZ_DR_A_2034_H3B936_T2__Brick_
- 8641_2033a_R9051_RLA_18_ZZ_DR_A_2033_H3B920
- 8641_2032a_R9051_RLA_18_ZZ_DR_A_2032_H3B790
- 8641_2031a_R9051_RLA_18_ZZ_DR_A_2031_H2B705T2
- 8641_2030a_R9051_RLA_18_ZZ_DR_A_2030_H2B705T1
- 8641_2020c_R9051_RLA_18_ZZ_DR_A_2020_Site_Sections
- 8641_2022b R9051_RLA_18_ZZ_DR_A_2022 Street Elevations
- 8641_2053a_R9051_RLA_18_ZZ_DR_A_2053_AF2B758
- 8641_2052a_R9051_RLA_18_ZZ_DR_A_2052_AF2B970
- 8641_2051a_R9051_RLA_18_ZZ_DR_A_2051_AF2B830
- 8641-2050b_R9051-RLA-19-ZZ-DR-A-2050_AF1B503
- 8641_2045a_R9051_RLA_18_ZZ_DR_A_2045_H4B1474
- 8641_2043b_R9051_RLA_18_ZZ_DR_A_2043_H4B1379__Brick_
- 8641_2042a_R9051_RLA_18_ZZ_DR_A_2042_H4B1318_T2__Render_
- 8641_2041a_R9051_RLA_18_ZZ_DR_A_2041_H4B1318_T2__Brick_
- 8641_2040a_R9051_RLA_18_ZZ_DR_A_2040_H4B1318_T1__Render_
- 8641_2039a_R9051_RLA_18_ZZ_DR_A_2039_H4B1318_T1__Brick_
- 8641_2038a_R9051_RLA_18_ZZ_DR_A_2038_H4B1210
- 8641_2037b_R9051_RLA_18_ZZ_DR_A_2037_H4B1208
- 12629_SK601C-R9051-BML-19-XX-DR-C-SK601-Delineation Between Adoptable Roads & Private Driveways
- 6249-A-02.1 Tree Survey Plan
- 6249-A-03.1 Tree Retention Plan
- 6249-A-05.1 Tree Protection Plan
- 6249-A-05.2 Tree Protection Plan
- 6249-A-05.3 Tree Protection Plan
- 6249-A-05.4 Tree Protection Plan
- Proposed Finishes Plan (12629 302)
- Vehicle Tracking Plan (12629-305)
- Visibility Splay Plan (12629-304)
- S278 Junction GA Plan (02523-0-0101-06)
- Flood Routing Plan (12629 SK308)
- Proposed Drainage Plan (12629 301A)
- Proposed Impermeable Areas (12629 SK306)
- Existing Permeable Areas (12629 SK305)

- Drainage Areas Plan (12629 SK307)
- Detailed Planting Proposals (1965 01 H)
- Detailed Planting Proposals (1965 02 F)
- Detailed Planting Proposals (1965 03 G)
- Tree Planting and Details (1965 05 G)
- LEAP Detail (1965 04 H)
- LMP (1965 Rev C)
- Topographical Survey (12629 SK300)

Travel Plan by PJA dated December 2018 Project Code: 3921

unless otherwise modified by the conditions below
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 Ref. 8641-2016b_R9051-RLA-18-XX-DR-A-2016 B. 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. The material types, colours and textures to be used in the development hereby permitted shall be in complete accordance with the materials approved pursuant to application reference DOC/2018/0138. The materials shall be applied to the various plots in accordance with Proposed Materials Plan Ref. 8641-2005d R9051-RLA-18-XX-DR-A-2005, or such other plan submitted to and approved in writing by the Local Planning Authority.
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 in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.
Reason: In the interests of residential amenity & biodiversity.

Environmental Health

6. All site works including site clearance and preparation, demolition and construction activities shall be undertaken in accordance with the approved Construction & Environmental Method Statement; (Doc. Ref: R9051-SMH-18-XX-MS-K-0001), throughout the course of the development.

Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to

any deviation from it.
Reason: To protect the amenities of the area.

7 . The development hereby permitted shall take place in complete accordance with the updated detailed remediation strategy approved pursuant to application DOC/2018/0138
The remediation scheme shall be fully implemented as approved and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme.
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 occupation of any dwelling 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 in respect of that dwelling 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.

9 . 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, and where remediation is necessary a further remediation scheme must be prepared in the same format as the remediation scheme approved pursuant to DOC/2018/0138, 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.

10 . 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 validatory evidence submitted to and approved in writing to 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.

11 .

(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

12 . Within 3 months of the date of this permission plans for the disposal of foul and surface water flows shall 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

13 . 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.

14 . 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 and to protect existing trees and hedgereows

15 . The planting plan shown on Liz Lake Associates Drgs. Nos. 1965/01 Rev H, 1965/02 Rev F, 1965/03 Rev G and 1965/05 Rev G 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

16 . The Liz Lakes Associates Landscape Management Plan reference 1965/LMP/Rev C 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

17 . Before the commencement of development (including any demolition, site clearance, site stripping or site establishment) full details of all tree protection measures shall be submitted to and approved by the LPA. Such details shall include full construction specification for a no-dig cellular confinement system for the proposed driveways and paths within tree Root Protection Areas and temporary ground protection measures, as indicated on the FPCR Tree Protection Plans Drgs Nos. 6249-A-05.2, 3 & 4, 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. 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 construction areas as indicated from the initial outset of any construction activity. Provision shall also be included for the implementation of temporary ground protection measures around tree T5 prior to the installation of the indicated no-dig cellular

confinement system for the shared drive to Plots 1, 2, 3 & 4. Thereafter, the development shall be constructed only in full accordance with details approved under this condition.
Reason: To protect trees to be retained in the interests of the character and appearance of the area

Archaeology

18 . a) The site work shall be implemented in full in accordance with the submitted written scheme of archaeological investigation approved pursuant to application DOC/2018/0138
b) A post-fieldwork assessment shall be completed following operations in accordance with the approved written scheme of archaeological investigation, and the provision shall be made for analysis, publication and dissemination of the results and archive deposition shall be secured prior to the first occupation of the development.
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 take place except in complete accordance with the Working Method Statement produced by FPCR approved pursuant to condition 21 of SMD/2017/0512 under application DOC/2018/0138.
Reason: In the interests of biodiversity

22 . No development shall take place except in complete accordance with the Construction Environmental Management Plan (CEMP: Biodiversity) approved pursuant to condition 22 of SMD/2017/0512 under application DOC/2018/0138.
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 plots60-65 , details of the number and location of artificial House martin 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 House martin nests have been installed and they shall thereafter be retained.
Reason: In the interests of biodiversity

27 . Prior to the occupation of development of plots9, 10 & 11 , 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 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 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 Ref. S278 Junction GA Plan 02553-0101-06
Reason: In the interests of Highway Safety

29 . The development hereby permitted shall not be brought into use until the individual accesses, 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

30 . 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

31. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i) a site compound with associated temporary buildings:
ii) the parking of vehicles of site operatives and visitors;
iii) loading and unloading of plant and materials;

iv) storage of plant and materials used in constructing the development;
v) wheel wash facilities;
vi) mechanical road sweeper for existing carriageway;

32 . The Travel Plan 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 highway safety

Drainage

33 . The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment produced by Baynham Meikle (Ref. 12629 05-1218) g 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.

Air Quality

34 . Once the development has been completed; Air Quality monitoring shall be undertaken in accordance with the approved scheme, outlined in: Air Quality Monitoring Strategy : Land at Blythe Vale by AQ consultants (Doc Ref: J3474A/2/F1) submitted in support of this application
If results of the post development monitoring scheme indicate:

i) No breach of local AQ Objectives for NO_2 at the nearest sensitive receptor, monitoring shall cease and no further work is required,
ii) A potential breach of local AQ Objectives for NO_2 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 NO_2 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

35 . No dwelling hereby approved shall be occupied until a scheme for the provision of electric vehicle charging points has been submitted to and agreed in writing by the Local Planning Authority and 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

Great crested newts

36 . No development shall commence until the local planning authority has been provided with:
a) a licence issued by Natural England authorising the development may proceed;
or
b) a statement in writing from natural England to the effect that it does not consider that the development will require a licence.
Reason: In the interests of ecology

Ecological Management Plan

37 . Before commencement of development an Ecological Management Plan shall be prepared for the development .This shall include:

- Creation, enhancement and management of semi-natural habitats – in particular existing and new pond/ wetland creation and associated habitat. Depth, gradients and aspects of created ponds to maximise value for biodiversity.
- Provision of bat roosting and bird nesting opportunities in new buildings and attached to trees. This shall include provision for house sparrow and house martin. Designs to ensure hedgehogs can move through the development. The planting of hedgerows as curtilage boundaries. Planting of native locally occurring species appropriate to shade, moisture, aspect, and drainage to encourage pollinating insects, plus provide a food sources for foraging birds or bats. Details shall be provided on suitable scale plans and accompanying specifications. The timing of work and persons responsible must be detailed.
- Details of aftercare, long-term maintenance for a minimum of 20 years post creation. Monitoring and remedial measures shall also be provided.

The Ecological Management Plan shall be implemented in accordance with the approved details and features shall be retained in that manner there

Reason: Biodiversity enhancement providing a net gain for biodiversity appropriate to the size and scale of development as advocated by National Planning Policy Framework 2018. Policy NE1 in Staffordshire Moorlands Local Plan: Ensuring development promotes the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design.

Highways England

38 . 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, in consultation with Highways England, 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.

39 . The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) December 2018 12629 05-1218 produced by Baynham Meikle, including 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.

Reason: To mitigate the risk of flooding.

40 . Prior to the first occupation of the development permitted by the planning permission, the details of the maintenance schedule for the surface water system, above ground storage area and retained pond together with full details of the mechanisms, including any proposed responsible body, intended to secure the implementation of the maintenance schedule shall submitted to and approved in writing by the Local Planning Authority, in consultation with Highways England. The approved maintenance schedule shall be implemented for the lifetime of the development. Any alteration to this maintenance schedule shall be approved in writing by the Local Planning Authority in consultation with Highways England prior to any deviation from it.
Reason: To mitigate the risk of flooding.

41 . The development permitted by this planning permission shall only be carried out in accordance with the approved Culvert Maintenance Plan (Ref: JH/12629 January 2020) as agreed with Highways England. Any alteration to this Plan shall be approved in writing by the

Local Planning Authority in consultation with Highways England prior to any deviation from it.
Reason: To prevent flooding and ensure the existing site drainage regime is adequately maintained in the interests of protecting the continued safety and operation of the A50 and ensuring the satisfactory storage, disposal and treatment of surface water from the site.

Informative

1.The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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

Signed by: Jane Colley
On behalf of Staffordshire Moorlands District Council

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.