

Request for confirmation of compliance with planning conditions

Planning and Listed Building Consent applications SMD/2019/0698 and SMD/2019/0699

Site: - St Wilfrids Church, Cotton Lane, Staffordshire, ST10 3DR

5. Prior to the commencement of development, both internal and external, a full schedule giving details of all the repair, renovation and alteration works to be undertaken including work to walls, floors and ceilings, including all proposed surface finishes with a method statement for any taking down and rebuilding and structural insertions and for all making good and repointing, details of window and door surrounds, cills and lintels including specific design details of the new external doorways to be created, treatment of crypt and under floor voids shall be submitted to the Local Planning Authority for written approval and the works shall thereafter be undertaken and completed prior to first occupation in accordance with the details in the schedule as approved in writing by the Local Planning Authority.

Please see the following details / drawings:-

- 2016-44 Schedule of maintenance, repair and alteration
- 2016-44 -110 Rev T – Proposed Ground Floor Plan
- 2016-44 -111 Rev S – Proposed First Floor Plan
- 2016-44 – 112 Rev N – Proposed Elevations 1 of 2
- 2016-44 - 113 Rev J – Proposed Elevations 2 of 2
- 2016-44 – 114 Rev M – Proposed Sections
- 2016-44 – 115 Rev K – Proposed Second Floor Plan
- 2016-44 – 116 Rev L – Proposed Roof Plan
- 2016-44 – 130 Rev B – Internal Elevations 1 of 4
- 2016-44 – 131 Rev A – Internal Elevations 2 of 4
- 2016-44 – 132 Rev A – Internal Elevations 3 of 4
- 2016-44 – 133 Rev B – Internal Elevations 4 of 4
- 2016-44 – 145 Rev C – Proposed Plan with Historic Features
- 2016-44-901 - Rev C - Proposed Roof Details 1 of 3
- 2016-44-902 – Rev C – Proposed Roof Details 2 of 3
- 2016-44-903 – Rev C – Proposed Roof Details 3 of 3
- 2016-44-904 – Rev C – Proposed Floor Details
- 2016-44-910 – Rev A – Proposed WS13 Window Details
- 2016-44-911 – Rev A – Proposed WS34 Window Details
- 2016-44-912 – Rev A – W13 & W34 – Window Head, Cill and Jamb Details
- 2016-44-913 – Rev A – Junction Details
- 2016-44-921 – Rev A – Proposed W07 Window and Door Details
- 2016-44-922 – Rev A – Proposed W15 Door Details
- Steel Window Specification

6. Prior to the removal of and / or re-location of any of the existing fixtures of the building and notwithstanding the submitted 'Proposed Plan with Historic Features' reference 2016-44-145 revision C, approval shall first be obtained in writing from the Local Planning Authority as to the acceptability of the

removal and proposed re-positioning. Thereafter the works shall be carried out in accordance with the approved details.

Please see the following information:

- 2016-44 – 145 Rev C – Proposed Plan with Historic Features

7. Where any new external facing materials are required samples of the facing materials to be used shall first be submitted to and approved in writing by the Local Planning Authority and the work shall be implemented in accordance with the details as approved.

Please see the following information:

- 2016-44 Schedule of maintenance, repair and alteration

Sample to be provided on site and inspection upon request.

8. All pointing shall be of a strength and style appropriate to the type of walling materials used (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. A sample wall panel shall be completed on site which shall be inspected and approved in writing by the Local Planning Authority before external facing masonry work begins and shall remain on site during the period of construction. The development shall be carried out in accordance with the details of pointing and mortar mix as subsequently approved in writing by the Local Planning Authority.

Please see the following information:

- 2016-44 Schedule of maintenance, repair and alteration

Sample to be provided on site and inspection upon request.

9. Prior to the installation of any new or replacement windows and doors, detailed plans and sections of the windows and doors at a scale of 1:20 and 1:10 or 1:5 as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the details as subsequently approved in writing.

- 2016-44-921 – Rev A – Proposed W07 Window and Door Details
- 2016-44-922 – Rev A – Proposed W15 Door Details
- 2016-44-910 – Rev A – Proposed WS13 Window Details
- 2016-44-911 – Rev A – Proposed WS34 Window Details

~~10. No external cowls, vents, ducts, flues, pipes or extractor equipment shall be installed at the development hereby permitted without details first being submitted for the written consent by the Local Planning Authority. Thereafter the development shall be carried out with the approved details.~~

11. Prior to the installation of rainwater goods details shall first be submitted to and approved in writing by the Local Planning and the rainwater goods shall be fitted in accordance with the details as approved which shall include details of the method of positioning and fixing.

The existing rainwater goods will be retained. Only where damaged will they be replaced, like for like.

There is no need to reposition rainwater goods.

12. Prior to the installation of any roof lights, details shall be submitted to and approved in writing by the Local Planning Authority and shall be fitted in accordance with the approved details and thereafter retained in accordance with the details approved.

Please see the following drawing:

- 2016-44 – 116 Rev L – Proposed Roof Plan

13. Prior to the installation of any external lighting, details shall first be submitted to the Local Planning Authority for written approval and all external lighting shall thereafter be installed in accordance with the lighting details as approved.

Please see the following details and drawings:

- 2016-44-930 – Rev M – Proposed Landscaping Plan
- Lighting Column Specification

14. Prior to the commencement of external landscaping or other ground work including changes to levels alongside the north elevation consultation shall be undertaken with Staffordshire County Council Archaeology Service to ascertain what measures of safeguard and or site recording if any may be required in respect of burials and graves within the application site. A written scheme of protection shall be submitted to the Local Planning Authority for approval which shall incorporate any measures required and all landscaping and groundworks shall be carried out in accordance with the scheme of protection as subsequently approved in writing by the Local Planning Authority.

Please see the following details and drawings:

- 2016-44-930 – Rev M – Proposed Landscaping Plan;
- 2016-44-931 – Rev A – Proposed Site Details
- 2016-44-933 – Rev A – Tree Protection Plan
- Archaeological Watching Brief prepared by TVAS

Consultation has taken place with Mr Shane Kheller, County Archaeologist. This included a site meeting to discuss the location of the graves.

The scope of the watching brief was agreed, and the final report now submitted has been approved. This includes a record of the location of the graves.

The tree protection fencing shown on drawing 2016-44-933 Rev A will protect graves during refurbishment phase.

And the fencing shown on the proposed landscaping plan (2016-44-930 Rev M) will protect the graves when the development is operational.

15. Prior to the installation of foul and surface water drainage, details of a drainage scheme for the disposal of surface water and foul sewage shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented in accordance with the details as approved before the development is first brought into use.

Please see the following drawing: -

- 2016-44-932 – Rev A – Proposed Drainage Plan

16. Prior to the commencement of external landscaping work including the creation of the parking spaces a scheme of landscaping including measures for tree root protection of all existing trees which may be affected shall first be submitted to the Local Planning Authority for approval in writing and the landscaping and parking scheme shall be implemented as approved prior to the first occupation of the development.

Please see the following drawings: -

- 2016-44-930 – Rev M – Proposed Landscaping Plan
- 2016-44-931 – Rev A – Proposed Site Details; and
- 2016-44-933 – Rev A – Tree Protection Plan

17. Prior to the installation of site services to the development details including the routing of all service connections proposed shall first be submitted to the Local Planning Authority for approval in writing and shall thereafter be implemented in accordance with the approved details, prior to the first occupation of the development.

Please see the following drawing: -

- 2016-44-932 – Rev A – Proposed Drainage Plan