



Our ref: SBP-4680/JG/01

25th May 2021

Staffs Moorlands DC

Moorlands House
Stockwell Street
Leek
ST13 6HQ

Selfbuildplans.co.uk

**75 Beggars Lane,
Leek,
Staffordshire
ST13 8HP**

F.A.O Chief Planning Officer

Dear Sir/Madam,

RE: Discharge of Planning Conditions

Application Number: SMD/2016/0427

Proposal: New dwelling with associated access

Location: The Old Vicarage, Dimble Lane, Alton Staffordshire ST10 4BL

With reference to the above development, we now write to discharge all of the planning conditions as follows:

Condition 1

Condition acknowledged.

Condition 2

Drawings/documents to be adhered to acknowledged as:

- 2267-02 Rev A (Scheme Design);
- 2267-03 Rev A (Location Plan);
- 2267-04 Rev A (Block plan as Existing);
- 2267-05 (Block Plan as Proposed) and
- 2366 (Topographical Survey)

Condition 3

Was submitted 3rd January 2018 and discharged March 2018

Condition 4

Was submitted 3rd January 2018 and discharged March 2018

Condition 5

A sample panel of 1sqm was been constructed on site back in 2018 for the council's verification of the pointing style and confirmation is still required. This follows the councils' 'pointing for jointing' leaflet.

Condition 6

Please refer to the following drawings for the details:

- 6.1. Treatment of eaves, verges, chimneys, and any facing details.
- 6.2. Joinery details for all windows and doors including cills, lintels, headers, glazing, putty fixing, method of opening, finish and the proposed conservatory which shall be timber framed and glazed in clear glass.
- 6.3. Details including the materials, finish, and colour of all rainwater goods, external drainage goods, external flues, cowls, soil vents and any other means of ventilation
- 6.4. Boundary details such as any walls, fences and railings and drawn details of works necessary to amend frontage boundary wall to facilitate access.

Condition 7

Please refer to the visibility splay drawing ref: SBP4680—Condition 7

Condition 8

Please refer to the Site Plan drawing ref: SBP4680—Condition 8 which shows the proposed car parking and turning areas that will be maintained in perpetuity.

Condition 9

Please refer to the Drainage drawing ref: SBP4680—Condition 9 together with the soakaway detail.

Condition 10

Please find enclosed the Biodiversity Plan

Condition 11

The Japanese Knotweed has been treated over the past 5 seasons and enclosed is the certification for eradication. There is 1 last treatment in 2022.

Condition 12

Unfortunately the existing outbuilding that was to have an endoscopic survey, deteriorated and collapsed. It has now been removed from site. This is covered in condition 10.

Condition 13

Condition acknowledged and understood.

Condition 14

Please find attached a prevention and control of dust report.

Condition 15

Condition acknowledged and understood.

Condition 16

Condition acknowledged and understood.

Condition 17

Condition acknowledged and understood.

Condition 18

Condition acknowledged and understood.



Condition 19

Condition acknowledged and understood. Tree protection has been erected in accordance with the Arboricultural Survey and Report by R J Tree Services Ltd dated July 2016 submitted with the application.

Condition 20

Please find attached the hard & soft landscaping drawing ref:4680-PD-20.

Condition 21

Condition acknowledged and understood. Tree have already been undertaken in accordance with Arboricultural Survey and Report by R J Tree Services Ltd dated July 2016 submitted with the application.

The fee of £144 has been paid online.

We trust that the above meets with your approval, however, if you require any further information then please do not hesitate to contact us.

Yours sincerely,

James Glover

For Selfbuildplans.co.uk

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