

Condition Discharge Information

01008 – Old Engine Farm, Perkins Lane,
Dilhorne.
Change of Use of Agricultural Building to Dwellinghouse
(Class C3)

Approval Reference – DET/2020/0061
May 2021

1. Condition: Approved Plans

The development hereby permitted shall be carried out and maintained in exact accordance with the following approved plans:

01008 AL(0)01

01008 AL(0)03B

No submission required.

2. Condition: Facing Bricks and Roof Tiles

Before any new facing bricks and roof tiles are applied to the building, details of the type, texture and colour of the brick and tiles shall be submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the development.

Roof Tile :

To be Marley Hawkins Clay Plain Tile in Staffordshire Blue



Facing Bricks :

To be reclaimed brick to match existing to block up openings.

3. Condition: External Windows and Doors

Before the new external windows and doors are applied, details of the materials and colours of the doors and windows shall be submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the development.

Windows :

To be powder coated aluminium in anthracite RAL 7016.

External Doors :

To be composite in anthracite RAL 7016 or Oak.

4. Condition: Contamination

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed 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 commence 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 is subject to the approval in writing 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 is subject to the approval in writing of the Local Planning Authority.

No submission required.

5. Condition: Noise

Development shall not commence until a site specific scheme for protecting the proposed residential unit 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 be designed to achieve noise levels of less than 30 dB LAeq in bedrooms, less than 40 dBLAeq in living areas and 55dB LAeq in outside living areas. A report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority for its approval. Any noise protection measures recommended in the reports shall be applied to the building before it is brought into residential use.

Please see attached Noise Assessment

6. Condition: Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes A to E of Part 1, Part 2 class A and Part 20 of Schedule 2 to that Order shall be carried out unless a further planning permission has first been granted on application to the Local Planning Authority.

No submission required.

7. Condition: Existing Building

The existing extant built structure of the building hereby approved for conversion shall be retained as existing and there shall be no demolition or rebuilding of the structures save for the formation of the openings and room layouts as shown in the approved plans and the making good of exterior finishes.

No submission required.

8. Condition: Hours of Construction and Deliveries

All construction and deliveries shall be restricted to the following times:

- *08:00 - 18:00 hours (Monday to Friday);*
- *08:00 - 13:00 hours (Saturday)*
- *No working is permitted on Sundays or Bank Holidays.*

No submission required.

9. Condition: Soils

Prior to bringing the development into first use, all soils that are intended to be used for the proposed garden/ soft landscaping areas should be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil should be submitted to and agreed by the Local Planning Authority and should include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed. The results of the soil tests should be submitted and approved in writing by the Local Planning Authority. If soil results indicates that a potential risks exists, development shall not commence until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared and subject to the approval in writing by the Local Planning Authority.

Subsequent submission required.