

Mrs Hayley Knight
Satplan Ltd
The Bridgewater Complex 36 Canal Street
Liverpool
L20 8AH

Constructing Growth and Housing 21
C/O Agent

Application no: SMD/2021/0441

Determined on: 29th September 2022

**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:

Compton Mill Compton Leek Staffordshire ST13 5NJ

Description of Development:

Erection of 57 no. over-65 retirement living apartments, together with external amenity space, parking and associated facilities

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:

526 29(020 001 Location Plan
526 29 (02) 010E Site Plan
526 29 (02) 100G Lower ground floor plan
526 29 (02) 101G Ground floor plan

526 29 (02) 102G First floor plan
526 29 (02) 103G Second floor plan
526 29 (02) 104F Third floor plan
526 29 (02) 107C Roof plan
526 29 (02) 200J Elevations
526 29 (02) 201A Elevation detail
526 29 (02) 202B Window detail
526 29 (02) 110 Flat type A
526 29 (02) 111 Flat type B
526 29 (02) 112 Flat type C
526 29 (02) 113A Flat type D
526 29 (02) 114A Flat type E
526 29 (02) 115A Flat type F
526 29 (02) 116A Flat type G
526 29 (02) 120A Flat type L
526 29 (02) 121A Flat type M

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

Age restriction

3. The apartments hereby permitted shall only be occupied by persons aged 65 years and older, other than a spouse or partner of such persons being over the age of 55

Reason:- To define the permission, to meet an identified need for elderly persons accommodation and in the interests of highway safety

Design

4. Notwithstanding detail shown on the submitted plans in respect of the matters below and prior to the commencement of development the following detail shall be submitted to and approved in writing by the Local Planning Authority. The development shall subsequently proceed strictly in accordance with the approved details:-

- a) Samples of facing material (walls, heads and cills)
- b) Samples of stone to be used in the parapet, cornice, lintel band, kneelers, heads and cills
- c) Samples of roof tiles
- d) Full details of proposed windows and doors to include style, material, finish/colour, opening mechanism, glazing bar sub division
- e) Eaves detail
- f) Balcony detail including glass screen and recess within brickwork
- g) Boundary treatment to include height, design, external appearance, finish

h) Full Landscaping scheme

Reason:-To ensure that the external appearance of the development is satisfactory and to protect the setting of the adjacent Listed Building and Conservation Area.

5. Prior to the commencement of development a full Schedule of Repair for the stair tower (including its internal features and stairs) which is to be retained as shown on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. The agreed works shall be carried out before the building is first brought into use.

Reason:- To protect the integrity of this heritage feature

Biodiversity

6. The bird and bat enhancement measures shown on Figure 1 of the Ecological Appraisal prepared by FPCR Ltd dated June 2021 shall be installed prior to first occupation of the development hereby approved. Swift bricks shall also be installed as part of the enhancement measures.

Reason:- To safeguard protected species

7. A 'Scheme' for rain water harvesting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved 'Scheme' shall subsequently be implemented, made fully available before first occupation of the development hereby approved and maintained for the life of the development

Reason:- To aid water conservation and the sustainable use of resources and adapt to climate change

Severn Trent Water

8. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows 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 prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

Highways

9. The development hereby permitted shall not be brought into use until the visibility splays of 2.4mx25m shown on Ashley Helme drawing ref. 1220/03 have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

Reason:- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan policy DC1;

in the interests of highway safety.

10. The development hereby permitted shall not be brought into use until the access to the site has been completed in accordance with the approved plans.

Reason:- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

11. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided and parking bays delineated in accordance with the approved plan 526/29(02)010 B. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

Reason:- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

12. 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 - structural designs and calculations for the retaining wall supporting Duke Street;

- refixing of existing historic 'Cornhill Street' name plate, formerly affixed to the now demolished building, in an appropriate location, if street name plate is available;

OR

- replacement of street name plate;

The highway works shall thereafter be constructed in accordance with the approved details prior to the development commencing.

Reason:- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety and to ensure continued structural support for the public highway, Duke Street and to retain a historic feature.

13. Before the proposed development is brought into use the existing accesses made redundant as a consequence of the development hereby permitted by this consent, and as referred to in paragraph 3.1.2 of the Transport Statement dated June 2021, shall be permanently closed and the access crossings reinstated as footway with full height kerbs in accordance with details to be first submitted to and approved in writing by the local planning authority. Details to include realignment of double yellow lines at redundant Prospect Place access under existing TRO.

Reason:- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety and to avoid a proliferation of over long and redundant access crossings.

14. No development (excluding demolition and site clearance) shall commence until such time that a scheme to improve pedestrian crossing facilities (to include motor scooters) to and from the application site across the road known as Compton have been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented before first occupation of the development hereby approved.

Reason:- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety and to improve pedestrian facilities and pedestrian safety; to comply with SMDC Local plan policy T1 and T2;

15. The development hereby permitted shall not be brought into use until the access rear of the public highway has been surfaced in a bound material for a minimum distance of 5m back from the site boundary. The surfacing shall thereafter be maintained.

Reason:- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety

16. The development hereby permitted shall not be brought into use until details of means of preventing surface water from flowing from the site onto the public highway have been submitted to and approved in writing by the local planning authority. Means of preventing surface water flowing from the site onto public highway shall thereafter be provided and retained and maintained for the life of the development.

Reason:- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety

Construction and Environmental Management Plan:

17. The development hereby permitted shall not take place until a Construction and Environmental Management Plan 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 method and duration of any pile driving operations (including expected starting date and completion date);
- III. pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;
- IV. the arrangements for prior notification to the occupiers of potentially affected properties;
- V. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- VI. a scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression and mitigation measures and be in accordance with the approved AQ assessment (SLR Ref: 410.12602.00001)
- VII. a scheme for recycling/disposal of waste resulting from the construction works;
- VIII. the parking of vehicles of site operatives and visitors;
- IX. the loading and unloading of plant and materials;
- X. the storage of plant and materials used in constructing the development;
- XI. the erection and maintenance of security hoarding including decorative displays and

- facilities for public viewing, where appropriate;
- XII. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works,
- XIII. any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment;

All works shall be carried out in accordance with the approved Plan.

Reason: To protect the amenities of the area.

Plant and Machinery Noise

18. The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated such that the noise generated by the operation of the machinery, plant or equipment shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014 or the British standard prevailing at the time. The details and location of any plant, equipment or machinery to be installed under this permission shall be submitted to and approved of in writing by the Local Planning Authority.

Reason:- To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

Sound Insulation

19. No dwelling hereby permitted shall be occupied until such time that pre-completion sound tests have been carried out to verify compliance with the Noise impact Assessment Ref. 50-329-R1- 2 E3P submitted with this application. A report of the pre completion tests shall be produced containing all raw data and showing how calculations have been made. It shall be submitted to and approved in writing by the Local Planning Authority and no dwelling hereby permitted shall be occupied until the approved works to that dwelling have been completed in accordance with the approved details.

Reason:- To safeguard the amenity of future residents.

Lighting Condition

20. The development hereby permitted shall not be occupied until such time that an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting shall only be implemented in accordance with the approved details

Reason: To protect the local amenities of the local residents by reason of excess of illuminance and to protect the setting of the Listed St Marys church and the Leek Conservation Area

Remediation Strategy

21. No development approved by this planning permission shall take place until a detailed remediation 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, crops, livestock, pets, woodland, 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 scheme must include:

- a. A remediation strategy based on the submitted phase 2 site investigation report (ARP consultant, REF: NW/151/01r1) giving full details of remediation objectives and remediation criteria
- b. 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.

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

Validation

22. Prior to the occupation of any units hereby permitted 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.

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

Unexpected Contamination

23. 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 shall not commence any further until an initial investigation and risk assessment has been completed in accordance with a scheme to be first agreed in writing by the Local Planning Authority, which shall 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 further 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 submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved remediation scheme which shall be completed prior to the first occupation of the development.

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

Importation of soil/fill

24. No top soil or fill material 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 agreed 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 validity 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.

Electric charging points and infrastructure

25. No development, except for site clearance shall commence until a scheme for the provision of a minimum of three active electric vehicle charging points and associated electrical infrastructure for future expansion has been submitted to and agreed in writing by the Local Planning Authority. An active electric vehicle charging point shall be provided adjacent to each agreed parking space allocated for EVC prior to any part of the development being occupied and shall be designated for the sole use of electric vehicles. The charging point shall be supplied by an independent 32-amp radial circuit and equipped with a type 2, mode 3, 7-pin socket conforming to EN61296-2. The approved charging points shall be installed prior to the

first occupation of the development.

Reason: To promote the use of low emission vehicles and help mitigate the impact of any additional vehicles on local air pollution

Sustainable use of resources

26. The measures set out in the Housing 21 Briefing Note on Proposed Changes to Housing 21 Specification for New Build Schemes submitted with the application shall be incorporated as a minimum within the development hereby permitted prior to first occupation

Reason:- To ensure the sustainable use of resources and adapt to climate change

27. Within 5 months of the date of this permission the retained tower shall be made water tight in accordance with a scheme which shall first have been approved in writing by the Local Planning Authority

Reason:- To protect the integrity of this heritage feature and the setting of the adjacent Listed Building and Conservation Area.

Flood Risk

28. The development hereby permitted shall only be carried out in accordance with the Staffordshire SuDS Handbook and the approved Drainage Strategy Documents (NW151/01/, ARP Associates, April 22) and the following mitigation measures detailed within the strategy:

- Limiting the surface water run-off generated by the 100yr + 40% climate change critical storm so that it will not exceed 8.8l/s and not increase the risk of flooding off-site.
- Provision of 115m³ attenuation flood storage on the site to a 1 in 100yr + 40% climate change standard.
- External ground levels and external levels to fall to direct overland flows away from the building entrances. Where this is not possible at the main pedestrian entrance footpath on the east of the proposed building there must be a local fall away from entrances by grading the footpath away from the building and; provision of channel drains and gullies at critical points around the proposed building, especially around the eastern entrances and southeast corner.

The approved scheme shall be fully implemented prior to first occupation and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme. The name, contact and details of the party or parties responsible for ongoing maintenance of the scheme shall be approved in writing by the Local Planning Authority prior to the building first coming into use.

Reason:- To reduce the impact of flooding on the proposed development and future occupants and to ensure lifetime maintenance of the system to prevent flooding issues

29. Prior to the commencement of development, details of the arrangement for the control of surface water as part of any temporary works associated with the permanent development shall be submitted to and approved in writing by the Local Planning Authority and shall be subsequently implemented as agreed during construction

Reason:- To ensure that flood risk is not increased prior to the completion of the approved drainage strategy.

INFORMATIVES

1. A sustainable form of development has been negotiated which conforms with the provisions of the NPPF

2. This permission should be read in conjunction with the attached Section 106 Agreement dated 29th September 2022 which secures 33% of the units as affordable homes

3. The existing dropped crossing to the site shall be reinstated to footway with full height kerbs in accordance with drawings 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)

4. The conditions requiring highway works (pedestrian facilities at Compton; retaining wall supporting Duke Street; bellmouth access) shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

Should any lighting columns require adjustment, the lighting column will need to be relocated by SCC PFI contractor Eon. It may be that adjacent columns will also need to be relocated or lanterns replaced to provide adequate street lighting coverage. This will be at the developers expense and extent of works should be established at an early stage.

Please contact lightingforstaffordshire@eonenergy.com or highways@staffordshire.gov.uk or 0300 111 8000.

5. Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- All lighting details should be provided with predicted LUX levels at the cartilage of the nearest residential receptors. This should be undertaken in line with the Institute of Lighting Engineers Guidance on intrusive lighting.
- A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

- Any approved noise scheme and measurements should pay due regard to British Standard BS8233:2014 Sound insulation and noise reduction for buildings (Code of Practice), and the Building Regulations 2010 Document E or other appropriate guidance.
- Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/stat_nuisance.pdf
- During any demolition and construction activities (including landscaping) the contractor should take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.
 - The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils <http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf>
 - Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
- If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>
 - Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
 - The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
 - Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.

- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
- Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.
- The Applicant is requested to consider the installation of solar panels subject to obtaining any necessary Planning consents.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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
1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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>
10. 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.
11. 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.
12. Domestic sprinklers
Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1
If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)

13. Working smoke alarms correctly positioned in your home can save your life.

The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month.

Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.