

Condition Discharge Information

01041 – Bank View (Adams), Draycott Road,
Upper Tean, Staffordshire

Outline permission with all matters reserved for a new detached
two storey dwelling and detached garage structure.

Approval Reference – SMD/2020/0342
September 2022

1. Condition: Commencement of Works

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

No submission required.

2. Condition: Reserved Matters Application

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reserved Matters Application SMD/2021/0467 approved 16/02/2022

3. Condition: Reserved Matters Application

The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called "the reserved matters") before any development is commenced:

- Scale
- Layout
- Appearance
- Landscaping
- Access

Reserved Matters Application SMD/2021/0467 approved 16/02/2022

4. Condition: Approved Plans

The development shall be carried out in complete accordance with the submitted amended plans and specifications, as follows:-

Amended Location Plan drawing no. DRA 01 04 Rev P0.5 received on 8.9.20.

No submission required.



5. Condition: Permission for Further Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no further development as specified in Part 1 Class(es) A, B, C, D, E and F or Part 2 Classes A to C shall be carried out without express planning permission first being obtained from the Local Planning Authority.

No submission required.

6. Condition: Foul and Surface Water Drainage

The foul and surface water drainage from the development shall be via mains drains and soakaways.

No submission required.

7. Condition: Materials and Boundary Treatments

Before the commencement of development, details of the building finishing materials, fenestration materials and surfacing materials in terms of type, colour and texture and also details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and the approved materials and boundary treatments shall be provided in the development.

Please refer to drawing 01041_PL(0)10

Brick : Ibstock Arden
Weathered Red (or similar)



Render : K-Rend Silicone
scraped texture in Polar White
(or similar)



Roof Tile : Marley Hawkins
Clay Plain Roof Tiles in
Staffordshire Blue (or
similar)



Doors :

- Composite
- Powder Coated Aluminium in Anthracite Grey RAL7016 (or similar)

Windows :

- Powder Coated Aluminium in Anthracite Grey RAL7016 (or similar)



Cast Stone Cills & Lintels



Pathways and patio around dwelling to be paved with
Marshalls Indian Sandstone in Buff Multi (or similar)



8. Condition: Layout, Parking, Turning & Servicing, Surface Water Drainage, Surfacing Materials, Manoeuvring Facilities

No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- layout and disposition of buildings;*
- Provision of parking, turning and servicing within the site curtilage;*
- Means of surface water drainage*
- Surfacing materials*
- provision of manoeuvring facilities for delivery vehicles;*

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

Please refer to drawings :

01041_PL(0)10

9742-HBL-XX-XX-DR-D-0500 - Proposed Drainage Layout

FRA 22 1089 Infiltration Testing Report

9. Condition: Swept Paths for Delivery/Emergency Vehicles

Before the proposed development is commenced, details shall be first submitted to and approved in writing by the Local Planning Authority indicating swept paths for delivery/emergency vehicles at bends in the access route. The access route shall thereafter be constructed to provide adequate space for delivery/emergency vehicles in accordance with the approved details.

Please refer to drawing 01041_PL(0)10

10. Condition: Access Route Boundary Treatments

Before the proposed development is commenced, details shall be first submitted to and approved in writing by the Local Planning Authority indicating boundary treatments along the access route to avoid restricting access width. The boundary treatments shall thereafter be provided in accordance with the approved details.

Please refer to drawing 01041_PL(0)10

11. Condition: Noisy Activities

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

"" 08:00 - 18:00 hours (Monday to Friday);

"" 08:00 - 13:00 hours (Saturday)

"" No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

No Submission Required.

12. Condition: Construction and Environmental Method Statement

The development, including demolition hereby permitted shall take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include the following details:-

I. A scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.

II. Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site;

III. a scheme for recycling/disposal of waste resulting from the demolition/construction works;
IV. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;

Once approved, all relevant activities on the site should be carried out in accordance with Construction and Environmental Method Statement throughout the course of the development. Any alteration to this Statement shall be approved in writing by the Local Planning Authority prior to any deviation from it.

Please see attached Construction and Environmental Method Statement with document reference: 20_109 CEMP

13. Condition: Waste Material

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.

No Submission Required.

14. 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 shall not recommence until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing 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 recommence 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. 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 submitted to and approved in writing by the Local Planning Authority.

No Submission Required.

15. Condition: Soil Testing

Prior to bringing the development into first use, all soils that are intended to be used for the proposed garden/ soft landscaping areas shall be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil shall be submitted to and agreed in writing by the Local Planning Authority and shall include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed. The results of the soil tests shall 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 submitted and approved in writing by the Local Planning Authority. The approved remediation shall be carried out prior to the first occupation of the development.

Subsequent Submission Required.

16. Condition: Artificial Lighting

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed in connection with this permission shall be submitted to and approved by the Local Planning Authority prior to installation.

Subsequent Submission Required.

17. Condition: Foul Drainage

The foul drainage from the proposed development shall be discharged to a system which meets the requirements of British Standard (BS) 6297:2007+A1:2008 Code of practice for the design and installation of drainage fields for use in wastewater treatment:

- a) There shall be no connection to any watercourse or land drainage system and no part of the soak away system shall be situated within 10 metres of any ditch or watercourse.*
- b) Porosity tests shall be carried out to demonstrate their suitable subsoil and adequate land area is available prior to installation of any soakaway and the results shall be submitted to and approved in writing by the Local Planning Authority.*

9742-HBL-XX-XX-DR-D-0500 - Proposed Drainage Layout

FRA 22 1089 Infiltration Testing Report

18. Condition: Tree Survey & Arboricultural Impact Assessment (Reserved Matters Application)

The Reserved Matters application shall be accompanied by a Tree Survey and Arboricultural Impact Assessment carried out in accordance with BS 5837:2012. Trees in relation to design, demolition and construction . The Assesment shall consider both the siting of the proposed dwelling and the access arrangements

Reserved Matters Application SMD/2021/0467 approved 16/02/2022