

Condition Discharge Information

00417– The Crown Inn, Tean Road, Cheadle,
Stoke on Trent.
Erection of 5no dwellings.

Approval Reference – SMD/2021/0406

1. Condition: Commencement of Works

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

No submission required.

2. Condition: To be completed in accordance with drawings

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

AL(0) 01C Location and Site Plan

AL(0) 03C Floor Plans

AL(0) 05D Site Plan as Proposed

AL(0) 04E Elevations

CPD016 Hard Landscape surface finishes

K678-100 Impermeable Area Plan

K678-101 Rev A Proposed Levels/ Drainage Plan

K678-102 Domestic Drainage Details Construction Details

K678-103 Surface Water Attenuation Tank

K678-104 Road Construction Details

Landscape Maintenance Contract

Noise Assessment. By Peak Acoustics

Ecology Construction Management Plan. By Evolution Ecology

Archaeological Standing Building Survey. Produced by Archaeological Building Recording Services.

Construction Environmental Management Plan. Ref 00417

Phase 2 Ground Investigation Report

Remedial Strategy and Verification Plan

Wheel Washing Procedure

No submission required.

3. Condition: Materials

The brick used for all external facings of the dwellings and walls hereby approved shall be the Weinerberger Oakwood Multi. The roofing material to be used in the development is the Imerys Beauvoise 20 clay roof tiles. The development shall be carried out strictly in accordance with these agreed materials.

No submission required

4. Condition: Parking & Turning Areas

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided, surfaced in a bound and porous material (or drained to SUDS principles) and marked out in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

No submission required.

5. Condition: Parking

The garage indicated on the approved plan as shown on plan no: AL(0) 03C Floor Plans

shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

No submission required.

6. Condition: Windows & Doors

Notwithstanding the submitted plans and prior to the construction of any of the dwellings hereby approved above damp proof course level, full details of the proposed doors and windows shall be submitted and approved in writing by the Local Planning Authority, such detail to include materials and finish, recess depth within the frame, opening mechanism and glazing bar subdivision. The development shall thereafter be carried out strictly in accordance with the agreed details.

Please find details on attached drawings no. 00417AL(0)10, 00417AL(0)11, 00417AL(0)12

7. Condition: Permission

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 development as specified in Part 1 Class(es) A, B, C D and E other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

No submission required

8. Condition: Planting

The planting scheme shown on Hewitt and Carr Architects Site Plan as Proposed Drg. No. 00417_AL(0)05 Rev D shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

No submission required.

9. Condition: Hedging

Notwithstanding the requirement of Condition 8 and the planting specification shown on Drawing AL(0)05 D, the proposed new boundary hedging shall be basic native holly (not variegated) and shall also include a mix of other native species including Hazel, Blackthorn, Field maple and Dog Rose.

No submission required.

10. Condition: Detailing

Eaves and verge detail shall be strictly in accordance with the approved plans. There shall be no tile edging strip or fascia boards.

No submission required.

11. Condition: Permission

No more than five dwelling houses shall be provided on the site

No submission required.

12. Condition: Permission

Development shall be limited to a maximum of two storey in height

No submission required.

13. Condition: Access

Access shall be from Freehay Road only and shall remain ungated.

No submission required.

14. Condition: Off-site highway works

The following off-site highway works shall be constructed/installed prior to any of the units hereby approved being occupied in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority:-

- a) Provision of a footway from the proposed site access along Freehay Road to tie in to the existing footway on Tean Road;*
- b) Provision of dropped crossing and tactile paving on both sides of Freehay Road to link residents from the new footway secured under a) above to the existing footway on the north side of Freehay Road;*
- c) Upgrade of existing bus stop on site frontage (Tean Road) ;*
- d) Pedestrian facility on Freehay Road directly opposite the proposed access to take the form of a pram crossing (single dropped kerb);*
- d) Reconstruction of footway on Tean Road frontage;*
- e) Pedestrian links for all dwellings onto Tean Road;*
- f) Provision of dropped crossings and tactile paving on both sides of the side road to the south of the site to link to existing footways.*

Please find details on attached drawings no. 00417AL(0)05D, 00417AL(0)06

15. Condition: Existing access closure

Before any of the units hereby approved are occupied details for the permanent closure of the existing site access onto the A522 Tean Road must be submitted to and approved in writing by the Local Planning Authority. Such detail shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted and its reinstatement as footway with full height kerbs. The redundant access shall thereafter be permanently closed in accordance with the approved details before the development hereby permitted is first brought into use.

Please find details on attached drawings no. 00417AL(0)05D, 00417AL(0)06

16. Condition: Noise

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.

17. Condition: Top soil testing

No top soil 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.

Subsequent submission to follow if and when topsoil is required on site.

18. Condition: Waste

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.

19. Condition: Dust

During any demolition and construction activities (including landscaping) the contractor shall pay due regard to the Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456), and take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

No submission required.

20. Condition: Hedgerows

Existing hedgerows to the site boundaries shall be permanently retained

No submission required.

21. Condition: Hedgerows

Before any further works are carried out on site (including any demolition, site clearance, stripping or site establishment) temporary protective fencing and advisory notices for the protection of the existing hedgerows to be retained shall be erected in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, and shall be retained in position for the duration of the period that development takes place. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.

No submission required.

22. Condition: Existing access closure

None of the units hereby approved shall be occupied until such time that a 'Scheme' is in place which secures the future maintenance and management of areas of open space beyond individual plot curtilages. Such a 'Scheme' must first have been submitted to and agreed in writing by the Local Planning Authority.

Please find details on attached landscaping maintenance plan document

23. Condition: Wildlife

Any trenches or holes dug into the ground during the construction phase of the

development must be covered overnight or include ramps to allow for mammals to escape.

No submission required.

24. Condition: Drainage

Within 3 months of the date of this permission details of a scheme for the disposal of foul and surface water from the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme of foul and/or surface water disposal has been implemented.

Drainage scheme submitted by client within 3 months of approval.