APPLICATION NUMBER: SMD/2021/0730

Land at former Blacks head Inn, High Street, Tean

PARTICULARS OF PROPOSED DEVELOPMENT:

Redevelopment of the site to provide retail at ground floor level and 4 no flats at first floor, plus ancillary car parking and delivery area

September 2022

CONDITION 3 : -

Please see attached submitted drawing CA-SEP-06-03K, showing the hard landscaping details which are :-

100mm brindle block paviors by Ibstock
Concrete kerbs
Concrete plant area
Tarmac which is :

Surface -	30mm AC10 Close Surf, 100/150 to CL 912
Binder -	60mm AC20 Dense Bin, 100/150 Rec, to CL 906
Base -	90mm AC 32 Dense Base. 100/150 REC, to CL 906, laid in one pass
Sub-Base -	250mm Type 1 Granular sub-base

CONDITION 7 :-

Please see attached drawing no. CA-SEP-06-110 with window details drawn at 1:2 on A1 sheet

CONDITION 9 :-

Please see attached drawing no. CA-SEP-06-111 with the roof eaves / verge / chimney details

Cowls to be as follows ..

Leeds bishop chimney pot 600mm



CONDITION 10 :-

The rise and fall gutter brackets will be as follows …

CIH45/R&F/GS/PA - 4 1/2" Heritage Galvanised Steel Half Round Rise & Fall Bracket -Painted Finish

Price Ex. VAT £8.09 ~~£10.78~~

£9.71 Inc. VAT Save 25.0%

Gutter/Pipe Profile	Half Round
Size	4 1/2" (115mm)
Finish	Painted Finish
Colour	Black Semi Gloss RAL 9005SG



CONDITION 11 :-

Wall to highway boundary is to be brickwork to 600mm in height from the highway level, finished with a stone coping detail as per drawing CA-SEP-06-03K and below…



CONDITION 12 :-

Please see drawing CA-SEP-06-03K for the boundary references

CONDITION 13 :-

Please see below detail of the residential bin store, located as per drawing CA-SEP-06-03K



CONDITION 14 :-

The retail refuse area is designated as within the plant area behind hit and miss timber gates, such as the example below … however, it is the policy of the tenant (Co –Operative Group) that they do not have on site bins. Instead they have a management plan which ensures all waste is removed from site for recycling and is not stored.



CONDITION 21 :-

No external lighting is proposed.

CONDITION 25 :-

Please see submitted drawing CA-SEP-06-03K, confirming the retained minimum 1.8m of pedestrian footpath along High Street

CONDITION 26 :-

Please see submitted drawing no, CA-SEP-06-03K which indicates proposed bollards to protect the access to the side of the building from High Street. The bollards will prevent any vehicles accessing the site in this location

CONDITION 28 :-

Please see submitted site layout plan drawing showing the location of the proposed cycle storage which will be Sheffield hoops as below …



Sheffield Cycle Stand – Galvanised & Black

£52.00 Excluding VAT

£62.40 Inc VAT

A stylish upgrade of the traditional Galvanised version, this Sheffield cycle stand is hot dipped galvanised and polyester powder coated in jet black – RAL 9005. It's a contemporary and minimalist design, which will complement all environments.