Condition Discharge Information

01257 – South View, 68 The Green, Cheadle, Staffordshire Moorlands.
Proposed change of use of part single residential plot into building plot with access alterations to existing.

Approval Reference – SMD/2019/0671
December 2022

1. Condition: Reserved Matters

Details of the layout (including driveways, parking and turning areas internal to the site), appearance, landscaping, boundary structures and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reserved Matters Application SMD/2021/0416 Approved 28/07/2022.

2. Condition: Date of Reserved Matters Application

Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Advisory - No submission required.

3. Condition: Commencement of Works

The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Advisory - No submission required.

4. Condition: Approved Drawings

The development hereby permitted shall be carried out in accordance with Drawing Number RLM956/1 and RLM956/2 insofar as these show the boundary of the development site and its access points from the public highway. No approval is hereby given for the layout of the site.

Advisory - No submission required.

5. Condition: Wall to site frontage

Before the proposed development is brought into use, the wall, including piers, on the site frontage shall be reduced to, and maintained at, a maximum height of 600 mm above the adjacent carriageway level in accordance with approved drawing RLM956/2

Advisory - No submission required.

6. Condition: Parking, turning and servicing, surface water drainage and surfacing

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:
- Provision of adequate parking, turning and servicing within the site curtilage;
- Means of surface water drainage including surface water drainage interceptor, located to prevent surface water flowing onto the highway from the areas surfaced as a result of this approval, connected to a surface water outfall or drainage designed on SUDS principles and
- Surfacing materials;

The development shall thereafter be implemented in accordance with the approved details prior to the development being first brought into use and be maintained for the life of the development.

Please see attached drawings :
01257 AL(0)01
01257 AL(0)02
01257 AL(0)03

7. Condition: Visibility Splays

The development hereby permitted shall not be commenced until details of the 2.4m x 43m visibility splays at each access have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall provided in accordance with the approved plan prior to the development being brought into use and thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

Please see attached drawing :
01257 AL(0)02

8. Condition: Completion of access drive, parking and turning areas

Prior to construction of the new dwelling above damp proof course level the access drive, parking and turning to serve South View shall have been completed in accordance with the conditions attached with this consent and in accordance with the reserved matters as approved.

Advisory - No submission required.

9. Condition: Definition of access alterations

Before the proposed development is commenced details shall first be submitted to and approved in writing by the Local Planning Authority defining the access alterations referred to, but not defined, on drawing RLM956/2. The access improvements shall thereafter be completed in accordance with the approved drawings prior to the first occupation of the dwelling served .

Please see attached drawings :
01257 AL(0)01

10. **Condition: Location of Gates**

Any gates shall be located a minimum of 5m rear of the highway boundary and shall open away from the highway.

Advisory - No submission required.

11. **Condition: Hours of Noisy Activities**

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.

Advisory - No submission required.

12. **Condition: Surfacing of the access drive rear of the public highway**

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access shall be surfaced in accordance with the approved details prior to the first occupation of the development and thereafter maintained.

Please see attached drawings :
01257 AL(0)01
01257 AL(0)02
01257 AL(0)03

13. **Condition: Additional windows or openings**

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 additional windows or any other openings shall be installed in any part of the development, unless a further planning permission has first been granted on application to the Local Planning Authority.

Advisory - No submission required.

14. **Condition: Permitted 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 development as specified in Part 1 Classes A; B; C; D; E; F and G and Part 2 Classes A and B other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Advisory - No submission required.