

Discharge of Conditions Application

Application Reference Number: SMD/2020/0491

Condition Number	Condition	Applicant Comment	Supporting Document/s
1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	I agree to begin construction of this development within three years of the date of determination: 19/04/2022.	
2	The development hereby permitted shall be carried out in accordance with the following approved plans: - Revised Location Plan - Revised Site Plan - Proposed Replacement Farmhouse	I agree to proceed with this development using the Revised Location Plan, Revised Site Plan and Proposed Replacement Farmhouse.	
3	The external walls of the dwellinghouse hereby permitted shall not be commenced until samples/details of all facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	The materials proposed for this development are a red brick and a blue clay tile Brick: Heritage Blend Durability F2/S2 Tile: Marley Hawkins Plain Tile Staffordshire Blue Clay Both to be procured from Travis Perkins Builders Merchant. Images of tiles and bricks included as part of application – see supporting document list.	0491 Brick Heritage Blend (jpg) 0491Tile Staffordshire Blue (jpg)
4	The development hereby permitted shall not be commenced until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details. There shall be no variation in these	See supporting document list. This shows proposed site and floor levels.	0491 site plan – including levels (pdf)

	levels without the written approval of the Local Planning Authority.		
5	Prior to the construction of the roof of the dwellinghouse hereby approved, a scheme of landscaping shall be submitted to and approved by the Local Planning Authority. The landscaping scheme shall include planting plans, written specifications, schedules of plants including species, plant sizes and planting numbers/densities; hard surfacing materials; details of boundary treatments and lighting	I agree with this condition. The proposed landscaping scheme has been designed by TD Thursfield Kerry Hill Nursery, Kerry Hill, Stoke on Trent, ST2 8NA. This is designed to be in keeping with the surrounding area flora and fauna.	0491 – Landscaping Plan – TD Thursfield Kerry Hill Nursery
6	All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard [4428 : 1989]. The works shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.	I agree to comply with this condition. The landscaping will be overseen by TD Thursfield Kerry Hill Nursery, Kerry Hill, Stoke on Trent, ST2 8NA.	
7	Prior to the first occupation of the farmhouse hereby approved, the existing farmhouse shall be demolished. The material arising from the demolition shall be recycled in accordance with a scheme to be submitted to and approved in writing with the	I agree to this condition. Before occupation, a reputable demolition company will be sourced to carry out the demolition of the existing farmhouse. Any materials, where possible, recovered as part of the demolition will be recycled and used in and around new dwelling. Referencing advice from Charnia Ecology (demolition in autumn/winter months using a soft demolition, top-down	

	Local Planning Authority. The land on which the former farmhouse stood shall be restored in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and the restoration works hereby approved shall be implemented in full prior to the occupation of the dwellinghouse hereby approved.	approach). The existing farmhouse sits within the farm yard; upon demolition the land will be restored back to farm yard (agricultural usage).	
8	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A, B, D, E and F and Part 2 Class A, other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.	I agree to this condition.	
9	Prior to the erection of the dwellinghouse hereby approved, a scheme of carbon saving measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and shall be completed prior to the occupation of the dwellinghouse hereby approved. The agreed measures shall be retained for the lifetime of the development.	I agree with this condition. The proposed scheme of carbon saving measures has been designed by ICAD Energy Surveys, 18 Post Office Lane, Slitting Mill, Rugeley, Staffordshire, WS15 2UP See supporting document list.	0491 Energy Report (docx) 0491 CAD Energy Survey (pdf)
10	Prior to the construction of the dwellinghouse hereby approved, a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning	I agree to follow the advice in full, stated in the Charnia Ecology survey (this is the scheme I will work to). In addition to this survey I will: - Install various types of nesting boxes around the farm and / or	

	Authority. The scheme shall include, but shall not be limited to, the measures outlined within Chapter 4 of the Bat and Bird Activity Survey produced by Charnia Ecology and dated September 2021. The approved measures shall be implemented in full prior to the occupation of the dwellinghouse hereby approved, unless alternative timings are first agreed in writing by the Local Planning Authority.	dwelling eg. Bat nesting boxes / bird nesting boxes etc - Set aside a portion of the farm to mitigate any lost land caused by the development of the new dwellinghouse.	
12	The development hereby approved shall be undertaken in accordance with the mitigation measures outlined in Chapter 4 of the Bat and Bird Activity Survey produced by Charnia Ecology and dated September 2021.	I agree with this condition. I propose to - Install various types of nesting boxes around the farm and / or dwelling eg. Bat nesting boxes / bird nesting boxes etc - Set aside a portion of the farm to mitigate any lost land caused by the development of the new dwellinghouse.	