

CONDITION DISCHARGE

01106 – Erection of detached dwelling to replace
residential caravan

Reference – SMD/2022/0322

Condition: Commencement of work

1. The development hereby permitted shall be commenced before the expiration of three years

from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition agreed, no submission required.

Condition: In accordance with submitted drawings

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Plans and Elevations as Proposed: Dwg no AL(0)02 Rev A

Location Plan and Site Plan as Proposed: Dwg no AL(0)03 Rev B

Site Sections as existing and proposed: Dwg no AL(0) 05 Rev A

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Condition agreed, no submission required.

Condition: Materials

3. Construction of external walls and roofs shall not commence until details of the material to be used in the construction of the external surfaces hereby permitted have been submitted and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control details of the proposed development.

Condition agreed, please see proposed materials below.

Material	Description/photo of material
External walls	External walls – to be finished with timber cladding, vertical weatherboard such as Western Red cedar
Roof tiles	Roof tiles – Marley plain clay tiles in Staffordshire Blue or similar.

Materials to be as per the photo below, supplied by 'Julius Bahn Oak Buildings'



Condition: Landscaping

4. Notwithstanding the submitted details and prior to the commencement of the development, a scheme for the hard and soft landscaping of the site, including boundary treatment, shall be submitted to and approved in writing by the local planning authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all fencing. The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted. The hard landscaping and boundary treatment shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

Reason: In the interests of visual amenity/flood risk/habitats and species.

Condition agreed, please see submitted landscaping plan.

Condition: Permitted development

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting this Order with or without modification), no development other than that expressly authorised by this permission shall take place which would otherwise be permitted under Schedule 2 Part 1 Classes A, B, C, D, E, F and G of the Order.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area .

Condition agreed, no submission required.

Condition: Parking area

6. The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved drawing (AL(0)03 Rev B). The parking area shall thereafter be retained unobstructed as parking area for the lifetime of the development.

Reason: To ensure car parking provision is maintained.

Condition agreed, please see submitted landscaping plan showing parking areas.

Condition: restricted times of operations

7. 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.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Condition agreed, no submission required.

Condition: Waste materials

8. 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. All waste transfer records shall be retained for inspection by officers of the Local Planning Authority;

No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These shall be made available for inspection when required by officers of the Local Planning Authority

Reason: To protect the amenities of the area during construction

Condition: Contamination

9. In the event that contamination including surface coal measures 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 continue further 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 exist 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.

Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Condition agreed, no submission required.

Condition: Soil Sampling

10. 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 should

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 to and approved in writing by the local planning authority. The approved remediation shall be carried out prior to the first occupation of the development.

Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Condition agreed, no submission required as no soil is being transported on or off site with the existing area being an existing garden.

Condition: Artificial lighting

11. 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 under this permission shall be submitted to and approved in writing by the Local Planning Authority prior to installation .

Reason: To protect the local amenities of the local residents by reason of excess of Illuminance



Outdoor lighting to be Zinc Odin Fixed Matt Black Mains-powered Outdoor Up & Down Up & Down ON/OFF Wall light (Dia)6cm

Please see submitted elevations with external artificial lighting positions.

Condition: Existing structures on site to be removed

12. All structures shown to be removed on the Site Plan (AL(0)03 Rev B) hereby approved shall be removed in their entirety prior to first occupation of the dwelling hereby approved.

Reason: For the avoidance of doubt and to clarify the nature of the consent hereby approved

and to limit the potential for development on site reaching a level that cumulatively would be of detriment to the character and visual amenities of the area.

Condition agreed, no submission required.

Condition: Levels

13. The development hereby permitted shall be carried out in complete accordance with the ground and building slab levels shown on Dwg no AL(0) 05 Rev A.

Reason: To ensure a satisfactory form of development in the interest of visual and residential amenities.

Condition agreed, no submission required.