

Ivy Cottage - SMD/2017/0497

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

Response: Noted

Condition 2

The development hereby approved shall be carried out in accordance with the following submitted plans and subject to the following conditions and/or modifications:

2014-1983-17 LOCATION/BLOCK
2014-1983-28B EXISTING SITE PLAN
2014-1983-31G PROPOSED SITE PLAN
2014-1983-32B PLOT 11 HOUSETYPE
2014-1983-33C PLOT 10 HOUSETYPE
2014-1983-34C PLOT 9 HOUSETYPE
2014-1983-35B PLOT 7-8 HOUSETYPE
2014-1983-36B PLOT 6 HOUSETYPE
2014-1983-37A PLOT 4-5 HOUSETYPE
2014-1983-38D PLOT 1-3 HOUSETYPE

Reason: For the avoidance of doubt

Response: Noted

Condition 3

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, E and F other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: In the interests of visual and residential amenity

Response: Noted

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Condition 4

The development hereby permitted shall not be commenced until samples and details of the types and colours of all roof tiles, facing materials, eaves, verges, headers / cills, chimneys and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The stone from the cottage to be demolished shall be reclaimed and re-used in the construction of the roadside elevation of the new dwellings on the site frontage. The development shall be carried out in accordance with the approved details, be completed in full prior to first occupation and be retained for the lifetime of the development.

Reason: In the interests of visual amenity

Response: See Appendix 1

Condition 5

Prior to the commencement of development, joinery details of all external windows and doors shall be submitted to and approved in writing by the Local Planning Authority (LPA). Details shall include materials, finish, opening mechanisms and recess depth within the aperture. The development shall be carried out in accordance with the approved details, be completed in full prior to first occupation of the dwelling and be retained for the lifetime of the development.

Reason: In the interests of visual amenity

Response: See Appendix 2

Condition 6

No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved in writing by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (March to August inclusive), unless otherwise agreed in writing by the LPA and in this case only following careful inspection by a competent person to establish that such trees, shrubs or hedgerow are not in active use by nesting birds.

Reason: In the interests of biodiversity

Response: Noted

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Condition 7

Before the commencement of development (including any demolition, site clearance, stripping or site establishment) temporary protective fencing and advisory notices for the protection of the existing trees 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 as set out in the Tree Heritage Arboricultural Report reference THLR17/64, and shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the LPA. 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 unless otherwise agreed in writing by the LPA.

Reason: To protect existing trees of amenity value

Response: Noted

Condition 8

Before the commencement of development (including any demolition, site clearance, stripping or site establishment) a landscaping scheme (which shall include fruit trees within public areas of the site) shall be submitted to and approved in writing by the LPA. Such a scheme shall include full details of all new trees, shrubs and other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting and all boundary treatments. The landscaping scheme so approved 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.

Reason: In the interests of visual amenity

Response: See Appendix 3

Condition 9

No development shall commence between 1st November- 31st March unless a check for the presence of hedgehogs has been carried out to confirm that none are present during the hibernation period. During the course of development, the developer shall create sloping escape ramps at any excavations for badgers/ hedgehogs by edge profiling by placing planks into them at the end of each working day. Open pipework greater than 150mm shall be planked off at the end of each working day.

Reason: In the interests of biodiversity

Response: Noted

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Condition 10

No development shall commence until a method statement has been submitted to and approved in writing to address for the demolition with precautions of the building 'Ivy Cottage' and mitigation and compensation for the loss of the day roost of common pipistrelle bats including details/locations of bat features to be included in new dwellings. The content of the method statement shall include:

- a) Purpose and objectives of the proposed work.
- b) Detailed designs and working methods necessary to achieve stated objectives.
- c) Extent of proposed works on appropriate scale plans.
- d) Timetable for works demonstrating that works are aligned with phases of the development.
- e) Persons responsible for implementing works.
- f) Initial aftercare long term maintenance.

The demolition, mitigation and compensation for the loss of the bat roost shall be carried out strictly in accordance with the approved details.

Reason: In the interests of biodiversity

Response: See Appendix 4

Condition 11

Any external lighting onsite, shall use low energy LED lighting to minimize light spill around buildings. Alternatively, low-pressure sodium lamps (SOX) can be used which shall be fitted with hoods to direct the light below the horizontal plane to minimize light-spill. Any security lighting shall be less than 200 lumens (150 watts) and placed on a timer setting and faced down to reduce sky glow. The use of artificial lighting must follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance:

Recommendations to Help Minimise the Impact of Artificial Lighting" (2014) to minimise disturbance and sky-glow across the site. New artificial bat roosts and bird nesting sites shall not be illuminated. A lighting design plan must be submitted, prior to the installation of any lighting to the Local Planning Authority for written approval and shall be implemented in accordance with the approved details.

Reason: In the interests of biodiversity

Response: Noted

Condition 12

In order that there is no disturbance to nesting birds no ground clearance shall be carried out between 1st March and the end of 31st August in any year, unless a survey for nesting birds has been undertaken and it can be clearly shown that birds are not nesting in areas scheduled for vegetation clearance. If birds are nesting work cannot proceed until the young have fledged.

Reason: In the interests of biodiversity

Response: Noted – No works to be done between 1st March & 31st August

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Condition 13

No development shall take place until an Ecological Management Plan (EMP) has been submitted addressing ecological enhancement, and has been approved in writing by the LPA: The EMP shall include:

- a) Purpose and conservation of objectives of the proposed enhancements.
- b) Detailed designs and or working methods to achieve stated objectives.
- c) Extent and location of proposed works on appropriate plans and scale maps.
- d) Type and source of material used where appropriate e.g. native species of local provenance.
- e) Creation of hedgerows to separate gardens - this can include evergreen species such as privet.
- f) Garden planting of nectar and berry rich native shrubs providing a variety of habitats for invertebrates should be selected that will benefit foraging birds and bats. Species should be selected that provide structural diversity for wildlife. This may include appropriate climbing species such as cotoneaster, ivy, climbing roses and honeysuckles to create green walls that will further enhance the site and gardens for wildlife. Selected species must be appropriate to prevailing shade, soil and moisture conditions.
- g) Creation of bird nesting boxes on retained mature trees.
- h) Creation of colonial nesting opportunities for swifts and methods of attracting them on at least three selected dwellings.
- i) Creation of colonial nesting opportunities for house martin on at least three dwellings.
- j) Creation of bat roosting opportunities within 5 dwellings/ garages built into the fabric of buildings
- k) Mechanisms to ensure hedgehogs can move between gardens and into the site.
- l) Persons responsible for implementing the proposed works.
- m) Timetable for the implementation of works demonstrating that works are aligned with the proposed phases of the development.
- n) Details of initial aftercare and long-term maintenance post creation.
- o) Details of disposal of any wastes arising from works.

The EMP shall be implemented in accordance with the approved details and all features shall be retained in that manor thereafter.

Reason: In the interests of biodiversity

Response: See Appendix 5

Condition 14 – Noted

The development hereby permitted shall not be brought into use until the visibility splays of 2.4mx43m shown on plan ref. no 2014-1983-31C have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.

Reason: In the interests of highway safety

Response: Noted

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Condition 15

The development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority: bellmouth access; 2m wide footway on Denstone Road frontage extending into the site to a point 2m past the rumble strip; details of pedestrian connectivity to the existing footway network including dropped kerbs and tactile paving; The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

Reason: In the interests of highway safety

Response: See Appendix 6

Condition 16

The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor or gullies sited immediately to the rear of the highway boundary, connected to a surface water outfall, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

Reason: In the interests of highway safety

Response: Noted

Condition 17

The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed in accordance with the approved plans.

Reason: In the interests of highway safety

Response: Noted

Condition 18

No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) a site compound with associated temporary buildings;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel wash facilities.

Reason: In the interests of highway safety

Response: See Appendix 7

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Condition 19

No individual plot within the development hereby permitted shall be brought into use until the access to that individual plot has been completed in accordance with the approved plans.

Reason: In the interests of highway safety

Response: Noted

Condition 20

Nothing shall be placed, planted or allowed to remain within 2m of the kerbline of the access that is greater than 600mm in height above the adjacent carriageway level. Anything that is greater than 600mm in height within 2m of the adjacent carriageway shall be immediately removed.

Reason: In the interests of highway safety

Response: Noted

Condition 21

The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. 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), they shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

Reason: In the interests of highway safety

Response: Noted

Condition 22

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided 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.

Reason: In the interests of highway safety

Response: Noted

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Condition 23

No development hereby permitted shall take place until a Demolition and Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

- a) the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday,
- b) the responsible person (e.g. site manager / office) who could be contacted in the event of complaint, and,
- c) a scheme to minimise dust emissions arising from construction activities on the site.

The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction. All works shall be carried out in accordance with the approved Method Statement.

Reason: In the interests of residential amenity

Response: See Appendix 8

Condition 24

In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. If after consultation with the Local Planning Authority the contamination is considered to pose a possible risk, to human health, buildings and other property and the natural and historical environment (receptors), development shall not commence further until a site investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority. If the contamination investigation and risk assessment indicates that potential risks exists to 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 the receptors has been submitted to and approved in writing by the LPA. The approved remediation shall be carried out prior to the development being brought into use.

Reason: In the interests of public safety and the future occupants of the site

Response: Noted

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Condition 25

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 should be submitted to and agreed in writing by the Local Planning Authority and shall 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, the development shall not be occupied 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 and fully implemented.

Reason: In the interests of public safety and the future occupants of the site

Response: Noted

Condition 26

The development hereby permitted shall only be carried out in accordance with the approved Soakaway Assessment and Drainage Strategy October 2017 and with the following mitigation measures detailed within the FRA, which shall require the confirmation of the maintenance of each element of the surface water system to an acceptable maintenance standard over the lifetime of the development. The maintenance records shall be retained for inspection on request by the Local Planning Authority.

Reason: To protect against the risk of flooding.

Response: Noted