

Conditions Submission Proposals for

Alder Wood, Station Lane, Rushton Spencer, SK11 0QU

Planning application Ref: SMD/2023/0067

1. Introduction

This document is provided to support the Conditions 1 to 20 as required by the Decision on the planning application Ref: SMD/2023/0067 which requires, as part of the conditions, that the applicant, Chris & Julie Miles, submit details of how the conditions are to be met prior to commencement and occupation of the development referred to as Alder Wood and located at Station Lane, Rushton Spencer, Staffordshire, SK11 0QU (hereafter referred to as “the site”)

The planning application Ref: SMD/2023/0067 (approved) is for the erection of new detached dwelling and associated landscaping works and was approved by Staffordshire Moorlands District Council (SMDC) on 04th December 2023.

2. Conditions

Conditions 1, 2, 4, 5, 9, 14, 15, 16, 17, 19 and 20 are addressed directly in the table below in Section 3 of this document.

To review the other Conditions, this document should be read in conjunction with the following reports:

- Conditions 6, 7, 8, 11, 13 and 15 and addressed in detail in the Construction Environment Management Plan (CEMP) submitted as part of the Planning Portal Online Application,
- Condition 18 is addressed in detail in the Biodiversity Enhancement Plan (BEP) submitted as part of the Planning Portal Online Application,
- Condition 3 is addressed in the Materials Proposal Plan submitted as part of the Planning Portal Online Application,
- Conditions 12 and 19, related to surface water, is addressed in the Surface Water Design Report submitted as part of this Application,
- Condition 10, related to wastewater, is addressed in the Wastewater Design Report submitted as part of this Application.

3. Conditions Status

Condition (from SMDC Decision)	Required Timescale	Solution
<i>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</i>	Commence build before 05 December 2026	AGREED and ACCEPTED. It is intended that the work on site will Commence in 2024
<i>2. The development hereby permitted shall be carried out in accordance with the amended plans drawing</i>	Pre-commencement	AGREED and ACCEPTED. THD Designs as submitted
<i>3. Samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority.</i>	Pre-commencement	AGREED and ACCEPTED. As noted in the submitted plans and highlighted in the Decision report from SMDC, the dwelling will be constructed with piece hall blend bricks by York Handmade Brick Company and using Staffordshire Blue tiles as the roof covering.
<i>4 i. Soft landscaping scheme shall be implemented 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.</i>	In the first planting season following occupation ie Spring 2025	AGREED and ACCEPTED
<i>4 ii. 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 time.</i>	Pre-occupation	AGREED and ACCEPTED

<i>5.No development shall take place in relation to the erection of the dwelling hereby permitted until the existing agricultural store on the site has been demolished/dismantled to ground level and the waste/materials resulting from the demolition/dismantling removed from the site.</i>	Pre-commencement	AGREED and ACCEPTED. This was COMPLETED prior to purchase of the land by the applicants.
<i>6 I. During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary;</i>	Pre-occupation	AGREED and ACCEPTED - See CEMP
<i>II. 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 should be retained for inspection by officers of the Local Planning Authority;</i>	Pre-occupation	AGREED and ACCEPTED - See CEMP
<i>III. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely 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 should be made available for inspection when required by officers of the Local Planning Authority</i>	Pre-occupation	AGREED and ACCEPTED - See CEMP
<i>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.</i> <i>• 08:00 - 18:00 hours (Monday to Friday)</i> <i>• 08:00 - 13:00 hours (Saturday)</i> <i>• No working is permitted on Sundays or Bank Holidays.</i> <i>In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition</i>	Pre-occupation	AGREED and ACCEPTED - See CEMP

<i>operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.</i>		
<i>8.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 should be submitted to and approved by the Local Planning Authority prior to development commencing.</i>	Pre-commencement	AGREED and ACCEPTED - See CEMP
<i>9.The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plan 002 Proposed Site Plan Part 1. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.</i>	Pre-occupation	AGREED and ACCEPTED
<i>10.No development shall commence until details of the design of the Wastewater Drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full in accordance with the approved details prior to first occupation of the dwelling, or completion of the development, whichever is sooner. Before the dwelling is occupied, a validation report that demonstrates the drainage scheme and associated groundwater mitigation measures have been completed in accordance with the approved details and the Environmental permit shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be retained, managed and maintained in accordance with the approved details at all times for the duration of the development.</i>	Pre-commencement	AGREED and ACCEPTED. See document referenced L-00149-002 as produced by SEA Consulting.
<i>11.No development shall take place, including any works of demolition, until a Construction Environment Management Plan,</i>	Pre-commencement	AGREED and ACCEPTED. See CEMP

<i>including Pollution Risk Assessments and Method Statements, has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:</i> <i>i. Protection of surface and groundwater resources;</i> <i>ii. Best practise on the use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction;</i> <i>iii. the parking of vehicles of site operatives and visitors;</i> <i>iv. loading and unloading of plant and materials;</i> <i>v. storage of plant and materials used in constructing the development;</i> <i>vi. wheel washing facilities;</i> <i>vii. a scheme for recycling/disposing of waste resulting from demolition and construction works; The approved Construction Method Statement shall be adhered to throughout the construction period for the development.</i>		
<i>12. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.</i>	Pre-commencement	See document referenced L-00149-002 as produced by SEA Consulting.
<i>13. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be</i>	Pre-commencement	AGREED and ACCEPTED. See CEMP

<i>located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.</i>		
<i>14. In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.</i>	Pre-commencement	AGREED and ACCEPTED
<i>15. No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees in the position and to the specification shown on within Site Plans Dwg no 002 Part 1 and Dwg no 3 Part 2. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been</i>	Pre-commencement	AGREED and ACCEPTED. Fences have already been erected. Notify SMDC to confirm the tree protection is in place.

<i>removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.</i>		
<i>16. 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) AA, A, B, C, D, E and F or Part 2 Class(es) A to C shall be carried out without express planning permission first being obtained from the Local Planning Authority.</i>	Pre-commencement	AGREED and ACCEPTED
<i>17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the Local Planning Authority.</i>	Pre-occupation	AGREED and ACCEPTED
<i>18. 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 Authority. The scheme shall include, but shall not be limited to,</i>	Pre-occupation	AGREED and ACCEPTED. See Biodiversity Enhancement Plan.

<i>the measures outlined within the Impacts and Recommendations Survey of the Preliminary Ecological Appraisal produced by Charnia Ecology and dated October 2018.</i> <i>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.</i>		
<i>19. No development approved by this permission shall be commenced until a detailed scheme for the provision and implementation of a surface water regulation system, in accordance with drawing no. RAB3128FRD/001, 002 & 003 and the Drainage Strategy report by RAB (3128) Version 1 dated 16th May 2023 has been submitted to and approved in writing by the Local Planning authority. The scheme shall include detailed design drawings including:</i> <i>• proposed pipework specification</i> <i>• geotechnical membrane (liner) specification and construction details/ cross section of the attenuation basins/ bioretention areas and swales</i> <i>• all other pollution prevention measures.</i> <i>• maintenance and management regime.</i> <i>The scheme shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the LPA.</i>	Pre-commencement	AGREED and ACCEPTED. See document referenced L-00149-002 as produced by SEA Consulting.
<i>20. The Annex hereby approved shall remain ancillary to the main dwelling hereby approved and shall not be sold, let or otherwise occupied as a separate unit of accommodation, including as a short-term holiday let at any time</i>	Pre-commencement	Agreed and Accepted