

28/03/2024

Chris Miles
11 Chesteron Drive
Winwick
Warrington
WA2 8XF

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of conditions 1 to 20 relating to SMD/2023/0067
Land Adj Knott Inn Station Lane Rushton Spencer Staffordshire

I can confirm that:

Condition 1: Commencement of Development
Condition has been noted by the applicant and shall be complied with.

Condition 2: Approved Plans
Condition has been noted by the applicant and shall be complied with.

Condition 3: Materials
Old Clamp Blend brick in red / brown – acceptable
Staffordshire Blue Smooth clay roof tiles – acceptable
Anthracite / Agate Grey Windows – acceptable
Solar Panels (a blue colour similar to the roof tile colour) – acceptable

Condition 4: Soft Landscaping Scheme
Condition has been noted by the applicant and shall be complied with.

Condition 5: Agricultural Store
Condition has been noted by the applicant and shall be complied with.

Condition 6: Waste Materials
Condition has been noted by the applicant and shall be complied with.

Condition 7: Noisy Activities
Condition has been noted by the applicant and shall be complied with.

Condition 8: External Lighting
Details initially submitted are not considered acceptable and further details are required.
Condition 8 cannot be discharged at this stage and is **refused**.

Condition 9: Access, Parking, Servicing and Turning Areas
Condition has been noted by the applicant and shall be complied with.

Condition 10: Wastewater Drainage Design

Details submitted under the Proposed Drainage Layout - 00149/E01 (12.01.2024) and Construction Details - 00149/E10 Rev A (12.01.2024) documents are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 11: Construction Environment Management Plan

Details initially submitted were not deemed acceptable by United Utilities. Revised details were then submitted and sent to United Utilities on 22nd March 2024. As comments have not yet been received by the Council regarding the revised details submitted, condition 11 cannot be discharged at this stage and is **refused**.

Condition 12: Oil Interceptor

Details submitted under the Proposed Drainage Layout - 00149/E01 (12.01.2024) and Construction Details - 00149/E10 Rev A (12.01.2024) documents are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 13: Storage of Oils, Fuels or Chemicals

Condition has been noted by the applicant and shall be complied with.

Condition 14: Contamination

Condition has been noted by the applicant and shall be complied with.

Condition 15: Protective Tree Fence(s)

Condition has been noted by the applicant and shall be complied with.

Condition 16: Permitted Development Rights Removed

Condition has been noted by the applicant and shall be complied with.

Condition 17: Garage / Car Parking Space(s)

Condition has been noted by the applicant and shall be complied with.

Condition 18: Scheme of Biodiversity Enhancement

Details submitted under the 'Biodiversity Enhancement Plan for Alder Wood, Station Lane, Rushton Spencer, SK11 0QU' are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 19: Scheme for the Provision and Implementation of a Surface Water Regulation System

Details submitted under the Proposed Drainage Layout - 00149/E01 (12.01.2024) and Construction Details - 00149/E10 Rev A (12.01.2024) documents are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 20: Annex

Condition has been noted by the applicant and shall be complied with.

Yours faithfully,

X *B.J. Haywood*

Signed by: Ben Haywood
Head of Development Services