

Mrs Caroline Payne
Emery Planning
Hobson Street
Macclesfield
United Kingdom
SK11 8BS

Markden Homes
C/o Agent

Application no: NMA/2024/0017

Determined on: 15/10/2024

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Land Off Tenford Lane Tenford Lane Tean Staffordshire

Description of Proposal:

Non-Material Amendment relating to SMD/2024/0031

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 01/07/2024 and plans accompanying the application numbered:

PL (0) 14 Rev C Layout of facing bricks used.
PL(0)01 Rev H Site Plan
PL (0) 11 Rev L Site Plan
01204-PL(0)09 Rev C Proposed site sections
PL(0)04 Rev C House Type C)
PL(0)05 Rev E House Type D
PL(0)06 Rev E House Type E
PL (0) 16 House Type K1
01204 Materials Schedule Rev D
Landscape Layout 1 of 2 LDS517-01 Rev J
Landscape Layout 2 of 2 LdS517-02 Rev J
Planting Plan LDS517-06 Rev J
Landscape specification LDS517 Rev J
K22-001-003 Rev Q Levels
K22-001-301 Rev D Impermeable Areas
K22-001-302 Rev K Drainage Strategy
K22-001-303 Rev J Flood Exceedance Plan

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application SMD/2024/0031 and that all conditions attached to that permission still apply. The following conditions attached to SMD/2024/0031 are now amended as follows:

1. The development hereby permitted including the landscaping of the site shall be carried out in accordance with the following amended approved plans:

- PL(0)01 Rev H Site Plan
- PL(0)02 House Type A Rev D
- PL(0)03 House Type B Rev A
- PL(0)04 House Type C Rev C
- PL(0)05 House Type D Rev E
- PL(0)06 House Type E Rev E
- PL(0)07 House Type F Rev B
- PL(0)08 House Type G Rev A
- PL(0)09 Site Sections Rev C
- PL(0)10 Affordable Housing Layout Rev E
- PL(0)11 Site Plan Rev L
- PL(0)12 House Type C1
- PL(0)13 House Type K
- PL(0)14 Layout - Facing Bricks Rev C
- K22 001 003 Levels Rev Q
- LDS517(J) LS Landscaping Scheme
- LDS51701 Rev J Landscaping Scheme
- LDS51702 Rev J Landscaping Scheme
- K22 001 019 Swale Cross Sections
- K22 001 001 Rev D Impermeable Areas Plan
- K22 001 302 Drainage Strategy Rev K
- K22 001 303 Flood Exceedence Plan Rev J
- K22 001 304 Basin Sections
- K22 001 305 Rev C SuDS Maintenance Plan
- Basin 1 received 27.3.24
- Basin 2 received 26.1.24
- 01204 Materials Schedule Rev D with the use of Ibstock Audley Red Mixture A3022A and Ibstock Betley Cottage Blend A3058A bricks.
- Southern Boundary Grips 05.01.23

3. The planting scheme shown on Landscape Design Solutions (NW) Ltd Planting Plan 1 of 2 and 2 of 2, Drgs. Nos. LDS517-01J & 02J and Landscape Specification LDS517(Rev J)-LS 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, shrubs, herbaceous plants and grass

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.

5. The development shall be carried out in accordance with the approved hardsurfacing materials including those of the proposed paths for the shared open spaces as shown on materials schedule ref: 01204-PL(0)01G and 01204 Materials Schedule Rev D.

8. The brickwork on any plot shall proceed in accordance with the approved details as shown on 01204 Materials Schedule Rev D and PL (0) 14 Rev C Layout Facing Bricks.

9. All new boundary hedgerows and trees adjacent to the access road shall be provided in accordance with the landscape plans listed in condition 1 and Landscape Specification LDS517(J)LS.

10. The development hereby approved shall be carried out in accordance with the Staffordshire SuDS Handbook and the approved Drainage Strategy Document (Strategic Drainage Plan, K22-001-302 Rev K, Keytech Development Design Ltd, 10/04/2024) and the following mitigation measures detailed the strategy:

"An infiltration-based solution for surface water drainage containing the 1 in 100yr + 40% event within the drainage network.

"Provision of 2 infiltration basins on the site to a 1 in 1000year standard. With minimum storage volumes of:

-Basin 1: 491.5m³

-Basin 2: 652.2m³

" Provision of landscaping to provide erosion control in infiltration basins and swales as per document LDS517-01 (Rev J), Planting Plan 1 of 2, Landscape Design Solutions (NW) Ltd.

"Provision of bunds around infiltration basins (to provide extra storage volume) at least 200mm above the top of bank levels of each basin shown in the approved drainage plan.

"Provision of swales prior to discharge into Infiltration Basins 1 and 2.

"All soakaway bases to be at least 1.2m above groundwater level.

"A minimum of 2 levels of water treatment for highway drainage.

"Provision of an amount and configuration of permeable paving either the same as, or demonstrating betterment, in area and water quality treatment than the provision in the approved drawing.

"Finished Floor Levels to be at least 150mm above surrounding ground levels.

"Provision of a cut-off drain along the southern boundary of the site to capture residual runoff.

"Double DPM to be provided on Plots 10, 16, 23 and 31-40

"Exceedance flows shall be managed using ground profiling, threshold drains, French

drains, perforated pipes, edging kerbs, hedges, gravelled areas as per: Flood Exceedance Plan, K22-001-303 Rev J, Keytech Development Design Ltd, 10/04/2024. All the listed features to manage exceedance and shown on the plan shall be designated as drainage features and protected in property title deeds. "Where it is not possible for ground slopes to fall away from properties, permeable paving driveways shall be lowered for each of the plots by 50mm to ensure that should any exceedance overtop the highway, the preferential flow route shall be towards the permeable driveways and not towards property front doors.

12. The development hereby permitted shall not be brought into use until the parking and turning areas for each individual plot have been provided in accordance with the approved plans PL(0)01 Rev H Site Plan and PL(0)11 Site Plan Rev L. 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.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework (February 2019). The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. Domestic sprinklers
Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building.
The chance of an accidental discharge is 16,000,000:1
If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)
6. Working smoke alarms correctly positioned in your home can save your life.

The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month.

Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.