

Condition Discharge Information

01250 – Erection of a detached dwellinghouse at land rear of the Royal Oak, High Street, Dilhorne, Staffordshire.

Appeal Ref: APP/B3438/W/23/3324543
Application Reference – SMD/2022/0658

1. Condition: Commencement of Works

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

No submission required.

2. Condition: Reserved Matters

The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called "the reserved matters") before any development is commenced:

- Scale
- Appearance
- Landscaping

Reserved matters application submitted 27th June 2024 – planning reference : SMD/2024/0304

3. Condition: Reserved Matters

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reserved matters application submitted 27th June 2024 – planning reference : SMD/2024/0304

4. Condition: Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 and E shall be carried out without express planning permission first being obtained from the Local Planning Authority.

No submission required.

5. Condition: Materials

Before the commencement of works, details of all facing and roofing Finishing materials in terms of their type, colour and texture shall be Submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the construction of the development.

Please see attached Material Schedule.

6. Condition: Drainage

The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local

Planning Authority, and the scheme shall be implemented in accordance with the approved details before the Development is first brought into use.

Please see attached documents :

Drainage strategy report - 00084_DOC_OAK_02_C Drainage Strategy Report FINAL (To be sent via WeTransfer)

2548-5 The Royal Oak Soakaway Letter Report

Royal Oak - Groundwater Monitoring for drainage engineers

7. Condition: Contamination

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. Development should not continue further until an initial investigation and risk assessment have been completed in accordance with a scheme to be agreed 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 prepared, and is subject to the approval in writing of the Local Planning Authority.

No submission required.

8. Condition: Imported Top Soil / Fill Material

No top soil or fill material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validity evidence submitted to and approved in writing to by the Local Planning Authority.

To be dealt with under a subsequent discharge of condition application if top soil/fill material is required to be imported.

9. Condition: Lighting

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.

Please see proposed lighting overleaf :

	LAP Outdoor LED Wall Light with PIR Sensor Charcoal Grey 9W 760LM (or similar) Please find further details at https://www.screwfix.com/p/lap-outdoor-led-wall-light-with-pir-sensor-charcoal-grey-9w-760lm/762pp
	Security PIR light such as Philips ProjectLine Outdoor LED Floodlight With PIR Sensor Black (or similar) Please find further details at https://www.screwfix.com/p/philips-projectline-outdoor-led-floodlight-with-pir-sensor-black-20w-1800lm/887jc

Please see attached drawing 01250 AL(0)07A for lighting layout.

10. Condition: Noisy Activities

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.

No submission required.

11. Condition: Waste Material and Dust

The development shall be carried out in accordance with the following measures:

i. 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;

ii. 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

No submission required.

12. Condition: Parking and Turning Area

The development hereby permitted shall not be brought into use until the parking and turning area for the proposed dwelling has been provided in accordance with the approved plans Drg. No. AL(0) 01 Rev D. The parking and turning areas for the existing and proposed dwellings shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

No submission required.

13. Condition: Scheme of Intrusive Investigations

No development shall commence until;

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Please see attached 'REPORT ON GROUND INVESTIGATION' (24 2548-4 Rev A) prepared by Sladen Associates.

14. Condition: Signed Statement / Declaration

Prior to the occupation of the development, a signed statement or declaration prepared by a suitably qualified person confirming that the site is, or has been made, safe and stable for the approved development, shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Subsequent submission required.