

Variation of Condition Information

01287 – Erection of holiday lodges and associated facilities building, relocation of beer garden, reconfiguration and formalisation of public house car park.

Due to the presence of a rising main located on the site, this variation of condition application seeks to amend the approved site plan to avoid development within the clearance zone required around the drain. As part of this application, we are looking to address the following conditions included on the approval notice for application SMD/2023/0326, to avoid the inclusion of pre-commencement conditions on a subsequent decision notice.

1. Condition: Commencement of Works

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

No submission required.

2. Condition: Approved plans

The development hereby approved, including materials, shall be carried out in complete accordance with the submitted plans and specifications as follows:-

01287 AL(0)01C

01287 AL(0)02

01287 AL(0)03

No submission required.

3. Condition: Materials

Before any development above floor level, details of the finishing materials of the buildings & lodges hereby approved in terms of type, colour and texture shall be submitted to and approved in writing by the local planning authority and the development shall be provided in accordance with the approved details.

Please see materials below :



Pod Walls to be Red Cedar Timber



Laundry & WC Facilities Building Walls
to be Oak Cladding



Pod Roof to be Tapco Synthetic Slate Roof Tile



Laundry & WC Facilities Building Roof to be Marley Hawkins Clay Plain Roof Tiles in Staffordshire Blue



Windows & Doors to Pods to be uPVC in anthracite grey

Doors to Laundry & WC Facilities Building to be timber



Pod Example

4. Condition: Use

None of the approved holiday let units shall be occupied by any person(s) for a period of longer than 14 days in any one calendar month and no person(s) who has occupied any of the holiday let units shall occupy any of the holiday let units again at any time within 4 weeks from the day of the last occupation of the unit. The lodges shall not be sold, let or otherwise occupied at any time as a person(s) sole or main residence.

No submission required.

5. Condition: Working time restrictions

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.

6. Condition: Smoke & Noise

Before the development is first brought into use, a scheme shall be submitted to and agreed in writing by the local planning authority that specifies the provisions that will be implemented for the control of noise and smoke emanating from the site. The approved mitigation scheme shall be maintained for the life of the approved development and shall not be altered without the prior written approval of the local planning authority.

Subject to further submission.

7. Condition: Lighting

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance or cause glare 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 shall be submitted to and approved by the Local Planning Authority prior to installation and shall be installed in accordance with the approved details.

Please see proposed lighting overleaf :



Ledvance LED Floodlight Endura Spike
Black 20W 1700lm - 830 Warm White
Please see attached data sheet for further details



Victorian lamp posts 2.3m
Please see attached data sheet for further details



Louvre E27 Bollard IP44 Matt Black
Dimmable
Please see attached data sheet for further details



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>

Please see attached drawing 01287 AL(0)21 for lighting layout.

8. Condition: Assessment of the risks posed by any ground gases or vapours

No ground workings other than hard surfacing shall be commenced until an assessment of the risks posed by any ground gases or vapours has been submitted in writing to and approved in writing by the local planning authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.

- a. Where the approved risk assessment (a) identifies ground gases or vapours posing unacceptable risks, no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted in writing to and approved in writing by the local planning authority.*
- b. Unless otherwise agreed in writing with the local planning authority, the approved scheme (required by a) shall be implemented and a verification report submitted in writing to and approved in writing by the local planning authority, before the development is first brought into use.*

Please see attached 'REPORT ON GROUND INVESTIGATION' (24 2548-3 Rev A) prepared by Sladen Associates (To be sent via WeTransfer).

9. 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 shall not continue until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing 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 submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the approved remediation shall be submitted to and approved in writing by the Local Planning Authority.

No submission required at this stage.

10. Condition: Permitted Development

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 shall be submitted to and agreed in writing by the Local Planning Authority and should 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 risk exists, development shall not continue 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. The approved remediation shall be carried out prior to the first occupation of the development.

Subject to further submission.

11. Condition: Surfacing of the Access Drive

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced in a bound material for a minimum distance of 10m back from the site boundary in accordance with details to be first submitted to and approved in writing by the local planning authority. The access shall thereafter be maintained in accordance with the approved details.

Please see attached drawing 01287 AL(0)21.

12. Condition: Access, parking, servicing and turning areas

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 01287 AL(0)01C. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

No submission required.

13. Condition: Surface water drainage interceptor

The development hereby permitted shall not be brought into use until details of a surface water drainage interceptor, 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.

Please see attached documents :

Drainage strategy report - 00084_DOC_OAK_01_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

14. Condition: Intrusive Site Investigations

No development shall commence until.

- a) a scheme of intrusive site 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 made safe and stable for the development proposed.*

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

No submission required.

15. Condition: Coal Mining

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent 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.

Subject to further submission.

16. Condition: Drainage Plans

The development hereby approved shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in exact accordance with the approved details before the development is first brought into use.

Please see attached documents :

Drainage strategy report - 00084_DOC_OAK_01_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

17. Condition: Use

The holiday lodge units and facilities building hereby approved shall be removed from the site within 12 months of no longer being required for the purposes of commercial holiday overnight accommodation and the land shall be restored to its former condition.

No submission required.

18. Condition: Levels

Before the commencement of works, details of proposed ground levels of the development and finished floor levels of the holiday lodge units, in relation to existing ground levels, as well as details of any retaining structures, supporting structures, platforms or foundations, excavations or other engineering works, shall be submitted to and approved in writing by the local planning authority and the development shall be carried out and completed in accordance with the approved details.

Please see attached drawing 01287 AL(0)22

19. Condition: Landscaping

Before the development is brought into use, a native hedgerow shall be provided between the approved holiday lodges / amenity building and the remaining portion of the field, in accordance with full details of both hard and soft landscape proposals to be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved in the first planting season following the occupation of the buildings /lodges or the completion of the development whichever is the sooner; These details shall include:

- *Means of enclosure*
- *Hard surfacing materials*

Soft landscape details shall include:

- *Planting plans*
- *Written specifications (including cultivation and other operations associated with plant and grass establishment)*
- *Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate*

Subject to further submission.

20. Condition: Plants

The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.

No submission required.