

Stafford – Applications within the Settlement Boundaries

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Areva And Adjoining Land, Fairway, Stafford	15/22735/REM 09/12207/OUT	Approved Approved	Yes Yes	P01 Rev C No:04 REV P11
2	Land Off Exeter Street, Stafford	14/20544/FUL	Approved	Yes	13040/1C
3	Land Adjacent To Wootton Drive, Tillington, Stafford	13/19001/FUL	Approved	Yes	P071/02



St Modwen Developments C/O Planning Prospects Limited FAO: Miss Rachael Adams 4 Mill Pool Nash Lane Belbroughton Worcestershire DY9 9AF	Date Registered	12 August 2015
	Decision Date	2 December 2015
	Issued Date	3 December 2015

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TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTER(S) FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

Application No:	15/22735/REM
Proposed Development	Approval of reserved matters in respect of application 09/12207/OUT for residential development consisting of 194 dwellings, public open space, access, parking and landscaping. Matters of Appearance, Access, Landscaping, Layout and Scale submitted for approval. (Amended Description 28.09.2015)
Location	Areva And Adjoining Land Fairway Stafford
O. S. Reference:	393917 322727

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The development hereby permitted shall be commenced within two years from the date of this approval
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent or the conditions attached to the outline consent, in which case the condition shall take precedence

Location Plan P01 Rev C
Proposed Site Layout P02 Rev F - Dated 18.11.2015
House Type: 938-A
House Type: 2B-637-A- Plot 1
House Type: 2B DQR-A



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House Type: 3B DQR-A
House Type: 4B DQR-A
House Type: Plots 75 & 110-A
House Type: Plots 79 & 200-A
House Type: A1B-471-A
House Type: 111, 113, 126-A
House Type: 5B-1665-A
House Type: 5B-1516-A
House Type: 4B-1475-A
House Type: 4B-1381-A
House Type: 4B-1348-A
House Type: 4B-1348-A
House Type: 4B-1335-A
House Type: 4B-1209-A
House Type: 4B-1203-A
House Type: 4B-1203-A
House Type: 3B-920-A
House Type: 3B-839-A
House Type: 2B-706-A
House Type: 2B-637-A
House Type: 3B839-Plot 150-A
House Type: 3B-791-A
Proposed Apartment Building A
Proposed Street Elevations 15-503-001-P03 - Dated 27/07/2105
Single Garage PL70 - Dated November 2014
Double Garage PL71 - Dated November 2014
Design Statement Rev F - Dated July 2015
Landscape Masterplan (Sheet 1 of 2) 0741.002B - Dated 20/11/15
Landscape Masterplan (Sheet 2 of 2) 0741.003E - Dated 20/11/15



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Tree Survey and Arboricultural Survey 0741.001 - Dated July 2015
Arboricultural Impact Assessment Version 2 - Dated November 2015

3. Notwithstanding any description/details within this application documents no development shall commence unless and until precise details or samples of the materials to be used in the construction of the external wall(s) and roof(s) of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.
4. Development shall be carried out in accordance with the approved schedule. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.
5. In this condition "retained tree" means an existing tree, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use:
 - (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work.



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- (b) 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 local planning authority.
6. All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with an with the BS 5837: 2012 "Trees in Relation to design, demolition and construction" recommendations for tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures shall be agreed in writing with the local planning authority and their installation undertaken 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 removed from the site.



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7. The development hereby permitted shall not be brought into use until the access, parking, services and turning areas have been provided in accordance with the approved plans.
8. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.
9. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) a site compound with associated temporary buildings;
 - ii) the routing of construction vehicles to and from the site;
 - iii) the removal of demolition materials from site;
 - iv) the parking of vehicles of site operatives and visitors;
 - v) the loading and unloading of plant and materials;
 - vi) storage of plant and materials used in constructing the development;
 - vii) measures to prevent the deposition of deleterious material on the highway including wheel wash facilities.
10. The development shall not commence until the site the subject of this application has been surveyed for protected species and any required mitigation measures have been agreed in writing with the Local Planning Authority. The approved mitigation measures shall be implemented and carried out in full in accordance with the agreed details



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The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
4. In the interests of amenity and to ensure a satisfactory form of development (Policy N4 of The Plan for Stafford Borough).
5. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Policy N4 of The Plan for Stafford Borough).
6. To safeguard and protect the retained natural features that contribute to the amenity of the local area and that are important to the appearance of the development to comply with policies N1(g) and N4 of the Plan for Stafford Borough.
7. In the interest of highway safety (Policy T2 of the Plan for Stafford Borough)



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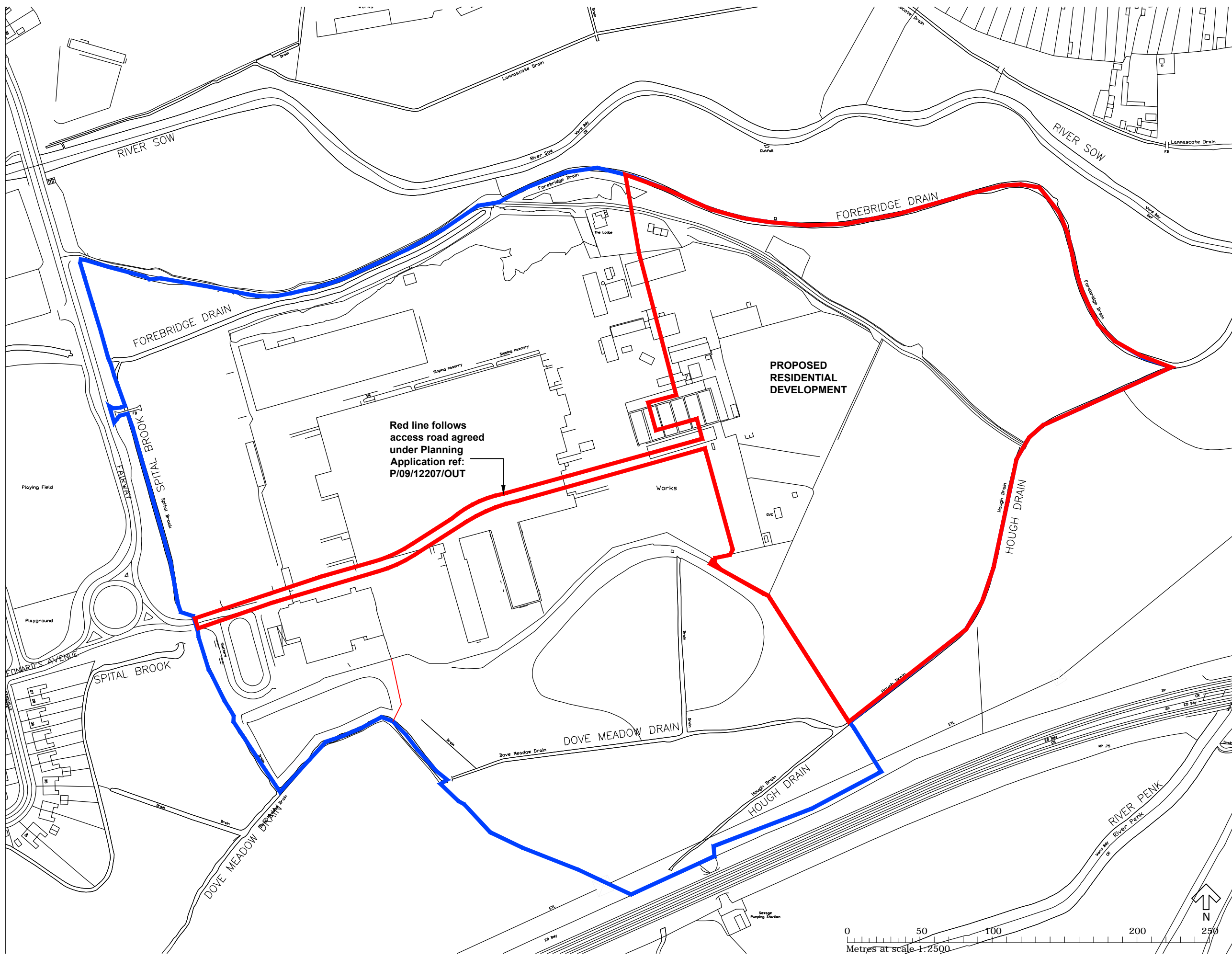
APPROVAL OF RESERVED MATTER(S) FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

8. To ensure adequate parking for each dwelling within the residential curtilage and prevent on-street parking to accord with the adopted parking standards.
9. In the interest of highway safety (Policy T2 of the Plan for Stafford Borough)
10. In the interests of safeguarding protected wildlife, in accordance with the NPPF.

INFORMATIVE(S)

- 1 The Local Planning Authority considers the proposal to be a sustainable form of development and that it complies with the provisions of the National Planning Policy Framework.

Head of Planning and Regeneration
On behalf of the Council



Red line follows
access road agreed
under Planning
Application ref:
P/09/12207/OUT

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

Architects | Masterplanners
**STEPHEN GEORGE
& PARTNERS LLP**

170 London Road
Leicester LE2 1ND
t: 0116 247 0557 f: 0116 254 1095
www.stephengeorge.co.uk

**Proposed Residential Development
Fairfields, Stafford**

Site Location Plan

Drawing status:	Planning
Cad reference:	15-503-001
Drawn:	JET
Team:	JM
Date:	27.07.153
Scale:	1:2500@ A3

Project no:	Dwg no:	Rev:
15-503-001	P01	C



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AREVA T & D (UK) Ltd And Key Property Investments C/O Planning Prospects Ltd Unit 1 Broomhall Business Centre Broomhall Lane Worcester Worcestershire WR5 2NT	Date Registered Decision Date Issued Date	3 June 2009 18 March 2010 18 March 2010
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FAO Mr Jason Tait

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	09/12207/OUT
Proposed Development	Mixed use development involving buildings for Business, General Industrial and Storage or Distribution uses; local shops and/or financial and professional services buildings and/or restaurants/cafes and/or food takeaways; and residential (outline); change of use of part of site to public open space.
Location	Areva And Adjoining Land Fairway Stafford
O. S. Reference:	393730 322740

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. No development shall commence until a scheme of phasing for the implementation of the overall development including the demolition of buildings has been submitted to and approved in writing by the local planning authority which sets out the phases of site development on which reserved matters applications will be submitted. Thereafter, development shall only proceed in accordance with the approved scheme or such alternative phasing schemes as may be agreed in writing by the Local Planning Authority before development of each phase commences and in accordance with other conditions of this permission. Any demolition in a phase shall be carried out before construction is commenced.



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2. Part of this consent is an outline planning permission and no development phase of the area on the Parameters Plan (no. 04 rev. P11) shaded pink shall commence until details of layout, scale, appearance, landscaping and access for each phase of the development (hereinafter called "the reserved matters") have been approved by the local planning authority.
3. Application for approval of reserved matters of the development shall be made to the local planning authority before the expiration of six years from the date of this permission.
4. The development hereby permitted within the pink shaded area on the Parameter Plan (no. 04 rev P11) shall be begun either before the expiration of seven years from the date of this permission, or before the expiration of three years from the date of approval of the last of the reserved matters for each phase to be approved, whichever is the later.
5. No development in each phase shall commence until scaled cross sectional drawings showing the proposed building heights and/or ground floor slab levels and/or existing and proposed ground levels of that phase in relation to adjoining site phases have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading of land areas including the levels and contours to be formed, showing the relationship of proposed levels to existing surrounding landform and buildings and areas required for drainage purposes within each phase. Thereafter, development shall be only carried out within each phase in accordance with the approved details.



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- This permission relates to the submitted application documents and plans as supplemented or superseded by amended plan no. 04 rev.P11 received on 21 September 2009, amended and additional information received on 10 June 2009, 22 June 2009 and 9 September 2009.
- Notwithstanding the submitted landscaping details, no development shall take place within each phase until full details of both hard and soft landscape works for each phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; footpaths; hard surfacing materials. Soft landscape works shall include a scaled layout showing those existing trees to be retained and those to be removed in each phase; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate within each phase; good sized Root Cell pits for trees; details of replacement trees in respect of those likely to be harmed by the location of Building 7; details of tree protection measures for existing trees during construction.
- All hard and soft landscape works pursuant to condition 7 above shall be carried out prior to the first occupation of any building in that phase or in accordance with a programme to be agreed in writing by the local planning authority before development in that phase commences.



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9. Any tree, hedge or shrub planted as part of a landscaping scheme (or replacement tree/hedge) on the site and which dies or is lost through any cause during a period of 5 years from the date of first planting shall be replaced in the next planting season.
10. No development shall take place within each phase until details the proposed boundary treatment for that phase has been submitted to and approved in writing by the local planning authority. Thereafter, no building in that phase shall be first occupied until the approved works for that phase have been carried out and they shall be retained
11. No development in each phase shall commence until details of cycle and pedestrian routes for that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter, no building in that phase shall be first occupied until the routes have been constructed.
12. No development shall commence within each phase until details of measures to prevent and/or rectify the spillage or deposition of mud and debris from construction vehicles onto the highway or roads, cycleways and footpaths with public access for that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved measures shall be carried out.



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13. No residential development shall commence until a Specification and Management Plan for the laying out, equipping, management and maintenance of the proposed public open space has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the public open space shall be laid out and equipped in accordance with the approved details before the occupation of 25% of the total proposed residential units and shall be managed and maintained in accordance with those details.
14. Details of the location, design, type and specification including intensity and spread of any external lighting within each phase of the development shall be submitted to and approved in writing by the Local Planning Authority before development in that phase commences and thereafter only that approved lighting shall be constructed.
15. Details of the location, design and appearance of any proposed pumping station(s) shall be submitted to and approved by the Local Planning Authority.
16. No residential development in each phase shall commence until a noise and vibration assessment report and any resulting mitigatory measures for the proposed properties affected in that phase has been submitted to and approved in writing by the Local Planning Authority. This shall include possible sources from the adjacent railway and the gas governor on the housing site. Thereafter the relevant dwellings in that phase shall not be occupied until the approved mitigatory measures have been carried out or constructed and they shall be retained.



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17. No development shall commence until details of the proposed boundary treatment between the proposed residential development and the proposed employment development to the west and the railway line to the south has been submitted to and approved in writing by the Local Planning Authority. This shall include a programme for its implementation.
18. No development shall take place within each phase of the proposed development until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
19. Before each phase of the proposed residential development commences details shall be submitted for the written approval of the Local Planning Authority indicating:
 - layout of site including the provision of adequate parking, turning and servicing within the site curtilage;
 - means of surface water drainage from all areas intended to remain in private ownership;
 - full road construction including longitudinal sections and a satisfactory means of draining roads to an acceptable drainage outfall.The approved details shall thereafter be implemented before any dwelling in that phase is occupied.



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20. Before any development commences, and notwithstanding the submitted plans and documents, details of an emergency access from the highway to the site, including details of the route through the site, any bridge works and a programme for its construction, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved emergency access shall be constructed in accordance with the approved details and retained for the life of the development.
21. Before the proposed employment development shown shaded buff/yellow on the Parameters Plan (no. 04 rev P11) commences, details shall be submitted to and approved in writing by the Local Planning Authority of (as broadly indicated on Drawing No. 02 Rev P4) all road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall which shall thereafter be constructed in accordance with the approved drawings before this development is first occupied.
22. Before the proposed employment development shown shaded buff/yellow on the Parameters Plan (no. 04 rev P11) is brought into use the parking, turning and servicing areas shall be constructed in accordance with the approved plan no. 02 Rev P4 and shall thereafter be retained for the life of the development.



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23. Before the proposed employment development shown shaded buff/yellow on the Parameters Plan (no. 04 rev P11) is brought into use, secure and weatherproof bicycle parking facilities for 203 bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority before this development commences.
24. Before the proposed employment development shaded buff/yellow on the Parameters Plan (no. 04 rev P11) is commenced, details of the surface water drainage and surface water outfall from parking and turning areas shall be submitted to and approved in writing by the Local Planning Authority which shall thereafter be constructed in accordance with the approved details before this development is occupied.
25. Prior to the commencement of each phase of the development, including site preparation works, a Construction Traffic management plan including routing of construction traffic shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, construction traffic shall only operate in accordance with the approved plans for that phase of development.
26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no gates, fences, walls or other means of enclosure shall be erected without the prior permission of the Local Planning Authority.
27. No more than 263 dwellings shall be constructed in total.



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28. This consent grants planning permission for the submitted details of layout, scale, appearance (but does not approve samples of external materials), landscaping and access for the area on the Parameters Plan (no. 04 rev P11) shaded buff/yellow.
29. No development in each phase within the yellow/buff shaded area show on the Parameters Plan (no. 04 rev p11) shall commence until samples of all external materials for the buildings have been submitted to and approved in writing by the Local Planning Authority for that phase. Thereafter, only the approved materials shall be used for the buildings unless alternatives have been previously agreed in writing by the Local Planning Authority.
30. Prior to the commencement of any phase of development permitted by this planning permission the following flood risk mitigation measures shall be undertaken:

The extent and level of all ground raising and lowering within the development areas must be agreed in writing with the Environment Agency, prior to any development commencing. Further detailed modelling of infill and compensation areas may be necessary, to demonstrate that these areas will operate properly.



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Finished floor levels of each building must be set 600mm above the predicted 100-year plus climate change level for the nearest relevant modelled node of the Rivers Sow or Penk, as agreed by the local planning authority.

31. The development permitted by this planning permission shall only be carried out in accordance with the approved **Drainage Strategy: 5078296 (Atkins Limited) Revision 3 (September 2009)** and the following mitigation measures detailed within the report:

Limiting the surface water run-off generated by the proposed site so that it will not exceed the run-off from the undeveloped site across a range of storm events up to the 100-year with climate change and not increase the risk of flooding off-site. Appropriate volumes of attenuation storage must be provided within the development phase, that will remain operational even during the design 100-year plus climate change event;

Phase 1 to incorporate a minimum of 4 SUDS treatment trains;

Phase 2 to incorporate a minimum of 3 SUDS treatment trains.



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32. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before any development is first occupied or in accordance with a timescale or timescales to be agreed in writing with the Local Planning Authority before development commences.
33. Prior to the commencement of development a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. It shall include proposals to enhance biodiversity. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- detail extent and type of new planting (native species only)
- details of maintenance regimes
- details of any new habitat created on site
- details of buffers around watercourses



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AREVA T & D (UK) Ltd And Key Property Investments C/O Planning Prospects Ltd Unit 1 Broomhall Business Centre Broomhall Lane Worcester Worcestershire WR5 2NT	Date Registered Decision Date Issued Date	3 June 2009 18 March 2010 18 March 2010
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FAO Mr Jason Tait

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34. Prior to the commencement of development a plan is required for the protection and/or mitigation of damage to populations of water voles, a protected species under Wildlife and Countryside Act 1981, and their associated habitat during construction works and once the development is complete. Any change to operational, including management, responsibilities shall be submitted to and approved in writing by the local planning authority. The water vole protection plan shall be carried out in accordance with a timetable for implementation as approved.

The scheme shall be supported by a water vole survey undertaken under appropriate conditions. Details shall be submitted regarding the protection and enhancement of water vole habitat and the improvement of habitat linkages.

35. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of Japanese Knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese Knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.



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36. Prior to the commencement of development of each phase hereby permitted, a detailed scheme to dispose of foul drainage shall be submitted to, and approved in writing by, the local planning authority. This scheme shall include:

Details of flood proofing measures and any additional mitigation measures in order to ensure that the infrastructure remains functional during the critical flood event, and will not pose a risk to Controlled Waters if the facility is breached by floodwaters and the installation of oil and petrol interceptors where necessary.

The approved scheme shall thereafter be implemented in each phase.

37. Prior to the commencement of each phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with all contamination of the site including gassing shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.



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2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written agreement of the local planning authority. The scheme shall be implemented as approved in each phase.



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38. Prior to commencement of each phase of development a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.
39. Notwithstanding the provisions of the General Permitted Development (Amendment) Order 2005, no buildings hereby approved shall be used, once built, as offices under Use Class B1 (Business) in addition to or in excess of the total office floor space proposed in Buildings A, B, C, D, E and H and as shown on the approved plans.
40. No development in each phase shall commence until a construction works method statement (to include control and suppression measures in relation to traffic, hours of work, dust, noise, vibration, waste, material stockpiling and deliveries, emissions, vehicle washing, road sweeping, lighting) for each phase has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be undertaken at all times during the construction of each phase.



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41. No industrial process hereby permitted shall be undertaken outside of the approved buildings
42. Prior to the commencement of development of any phase of the development hereby permitted, detailed hydraulic flood modelling shall be undertaken, submitted to and approved by the Local Planning Authority. This modelling shall consider the effect of the River Penk on flood processes affecting the development.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. This is a mixed use development on a substantial site and thus in order to manage the implementation of the development.
2. Part of the application is made in outline only.
3. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
4. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
5. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).



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PERMISSION FOR DEVELOPMENT

6. For the avoidance of doubt as to what plans and information are approved as part of the permission.
7. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
8. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
9. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
10. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
11. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10(a) of the Stafford Borough Local Plan 2001).
12. In order to minimise the impact of the construction of the development in the interest of local amenity and highway safety (Saved Policies E&D1(iv) and MV10(a) of the Stafford Borough Local Plan 2001).
13. In order to provide a satisfactory amenity space for the proposed residential development. (Saved Policy HOU7 of the Stafford Borough Local Plan 2001).



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14. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
15. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
16. In order to provide satisfactory amenity for the proposed development (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
17. To safeguard visual amenity (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
18. In order to afford proper archaeological investigation recording and protection. (Saved Policy E&D34 of the Stafford Borough Local Plan 2001).
19. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10(a) of the Stafford Borough Local Plan 2001).
20. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10(a) of the Stafford Borough Local Plan 2001).
21. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10(a) of the Stafford Borough Local Plan 2001).
22. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10(a) of the Stafford Borough Local Plan 2001).



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23. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10(a) of the Stafford Borough Local Plan 2001).
24. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10(a) of the Stafford Borough Local Plan 2001).
25. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10(a) of the Stafford Borough Local Plan 2001).
26. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
27. As stated in the application and to avoid the excessive generation of traffic which may harm amenity and worsen the circumstances of highway danger (Saved Policies E&D1(iv) and MV10(a) of the Stafford Borough Local Plan 2001).
28. For the avoidance of doubt as to what is permitted.
29. For the avoidance of doubt as to what is permitted and to ensure the satisfactory appearance of the development (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
30. To prevent an increase in flood risk to third party land by ensuring that operational compensatory storage of flood water is provided.



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To reduce the impact of flooding on the proposed development and future occupants. (PPS25: Development and Flood Risk).

31. To prevent flooding by ensuring there is satisfactory means of surface water disposal (PPS25: Development and Flood Risk).
32. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site (PPS25: Development and Flood Risk).
33. This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy.

Planning Policy Statement 9 (PPS9) requires that planning decisions should prevent harm to biodiversity interests (PPS9 : Key Principles) and should also seek to enhance and expand biodiversity interests where possible. Article 10 of the Habitats Directive, and PPS9 (paragraph 12) stress the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.



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34. This condition is necessary to protect the water voles and its habitat within and adjacent to the development site. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in Planning Policy Statement 9 and Planning Policy Statement 1. The applicant could also be liable to criminal prosecution under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000).
35. Japanese Knotweed is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
36. To ensure that proposed foul drainage infrastructure arising from the site will be sufficient to manage the proposed flows without posing a risk of pollution to the surrounding watercourses and groundwater system, and to ensure that it remains as such for the lifetime of the development (PPS23: Planning and Pollution).
37. The request for this condition is based on the need to accurately determine the extent and significance of the contamination present on the site as indicated by the site investigation works undertaken to date and discussed in the following reports:



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- Areva T&D, Fairway, Stafford Geo-Environmental Assessment Report: Commercial Development (Atkins, May 2009).
- Areva T&D, Fairway, Stafford Geo-Environmental Assessment Report: Residential Development (Atkins, May 2009).

The contamination present has the potential to impact on the 'Controlled Waters' receptors of the Rivers Sow and Penk and the groundwater in the underlying Major and Minor Aquifers identified in the reports. Consequently the extent and significance of the contamination to these 'Controlled Waters' receptors should be assessed to determine the need for remedial actions (PPS23: Planning and Pollution Control).

38. To ensure that any remedial works required as an outcome of the applicant fulfilling the requirements of the 'Universal condition for development on land affected by contamination' (see above) are completed to a satisfactory standard (PPS23: Planning and Pollution Control).
39. In order to ensure that the available space for vehicle parking is not exceeded (Saved Policy MV10(a) and (d) of the Stafford Borough Local Plan 2001).
40. To safeguard the amenities of existing and proposed residential occupiers and Areva employees (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).



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C/O Planning Prospects Ltd Unit 1	Decision Date	18 March 2010
Broomhall Business Centre Broomhall Lane Worcester Worcestershire WR5 2NT	Issued Date	18 March 2010

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41. To safeguard the amenities of existing and prospective residential occupiers (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
42. To accurately inform safe finished floor levels, and cut and fill proposals within both phases of development. This in turn will ensure the development itself will be safe from flooding in the 100 year plus climate change flood event, and that third party land will not be subject to an increased risk of flooding as a result of this development shifting floodwaters elsewhere (PPS25: Development and Flood Risk).

INFORMATIVE(S)

- 1 The reasons for the grant of Planning Permission are set out in the 'Issues' section of the attached officer report. Longer reports include a separate 'Summary' section. The report also includes a separate 'Policies' section, which lists the relevant policies taken into account in the determination of the application. This is to comply with the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003.
- 2 That the applicant be informed that this permission does not entitle him to obstruct a public right of way. Development insofar as it affects a public right of way should not be started and the right of way should be kept open unless and until any necessary statutory orders have been made and confirmed.



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- The attention of the applicant is drawn to the attached observations of the Police Architectural Liaison Officer and Network Rail.
- The attention of the applicant is drawn to the provisions of Policies EN1 - Energy Generation and EN2 - Energy Conservation of the West Midlands Regional Spatial Strategy which encourage the use of sustainable techniques and methods in residential development to reduce CO2 emissions.

Head of Planning and Regeneration
On behalf of the Council



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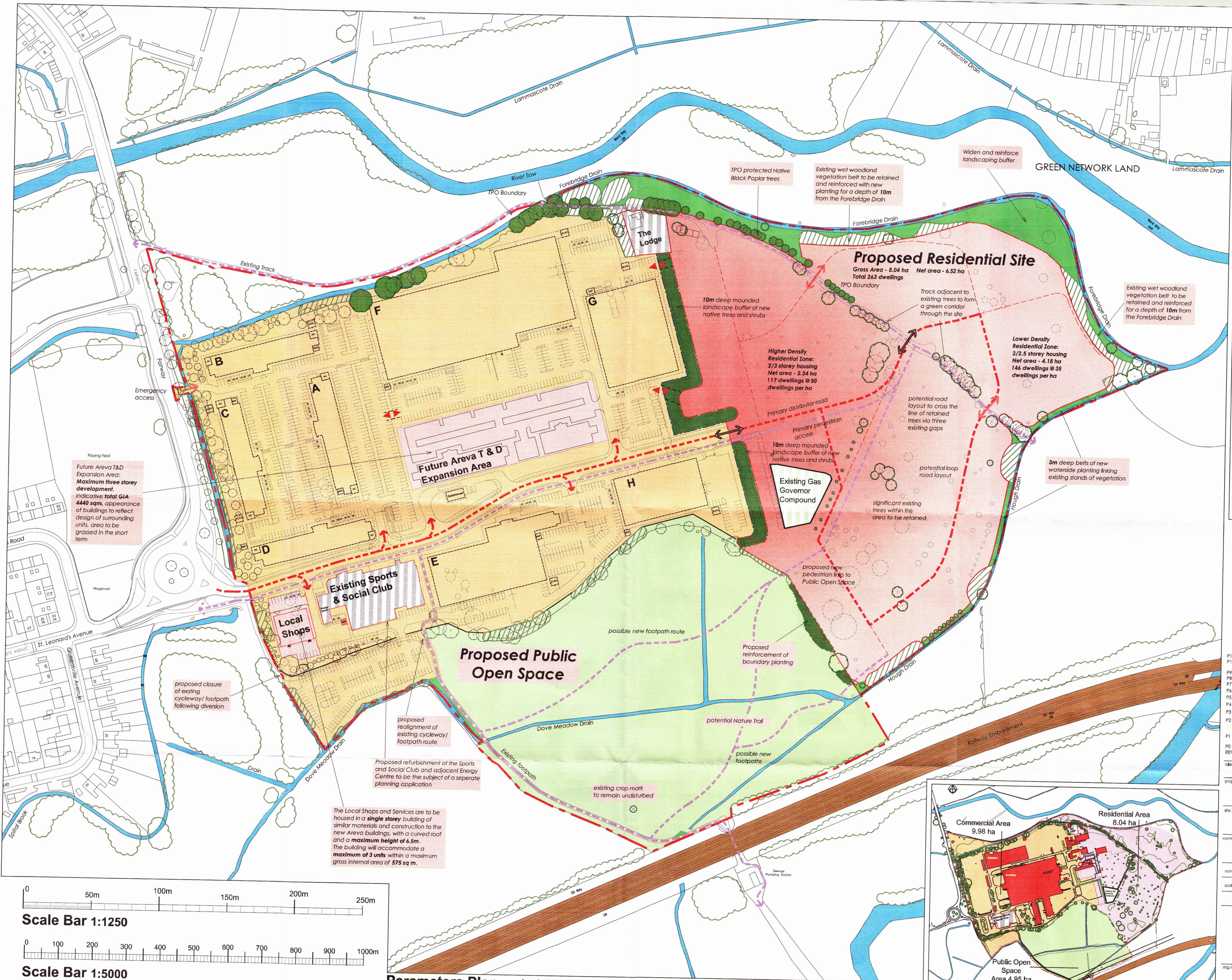


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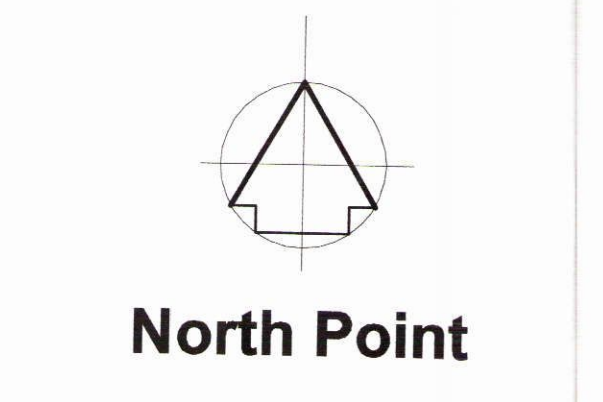


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- LEGEND**
- Site Boundary
 - Area T & D Limited
 - Parts of development addressed in outline
 - Higher to Lower Residential Density
 - Residential Gross Area
 - Residential Net Area
- LANDSCAPING**
- Existing TPO Black Poplar to be retained
 - Existing mature trees to be retained
 - Existing trees to be removed
 - Reinforced existing stands vegetation
 - additional planting of native species of trees and shrubs
 - New landscaping buffer zone
 - Existing watercourses
- ACCESS**
(Indicative only in residential and public open space areas)
- Main Distributor Road
 - Residential Road
 - Pedestrian & Cycle Route
 - Access points
 - Potential Emergency Access points



P10	RESIDENTIAL/POS BOUNDARIES AMENDED TO EXCLUDE GAS GOVERNOR AREA	HCP	18.09.09
P10	RESIDENTIAL AREAS AND UNITS ADJUSTED TO EXCLUDE GAS GOVERNOR AREA	GVW	04.09.09
P9	EMERGENCY ACCESS POINTS AMENDED	HCP	26.08.09
P8	EMERGENCY ACCESS POINTS AMENDED	HCP	25.08.09
P7	FURTHER MINOR UPDATES	HCP	24.08.09
P6	FURTHER MINOR UPDATES	HCP	07.08.09
P5	TEXT REVISIONS & GAS GOVERNOR ADDED	HCP	06.08.09
P4	ADJUSTMENTS FOLLOWING FINAL REVIEW	GMB	26.05.09
P3	BOUNDARY LINE ADJUSTED	GMB	22.05.09
P2	TEXT BOXES ADJUSTED, LEGEND NOTES ADJUSTED, MOUNDLINE ADDED IN BUFFER ZONE	GMB	13.05.09
P1	TEXT BOXES ADDED, LEGEND NOTES ADJUSTED	GVW	07.05.09
PD	INITIAL ISSUE FOR COMMENT	HCP	17.04.09
REV	AMENDMENT	DRAWN	DATE

client: **ST. MODWEN**

project: **PROPOSALS FOR AREVA T & D**

site: **FAIRWAY STAFFORD**

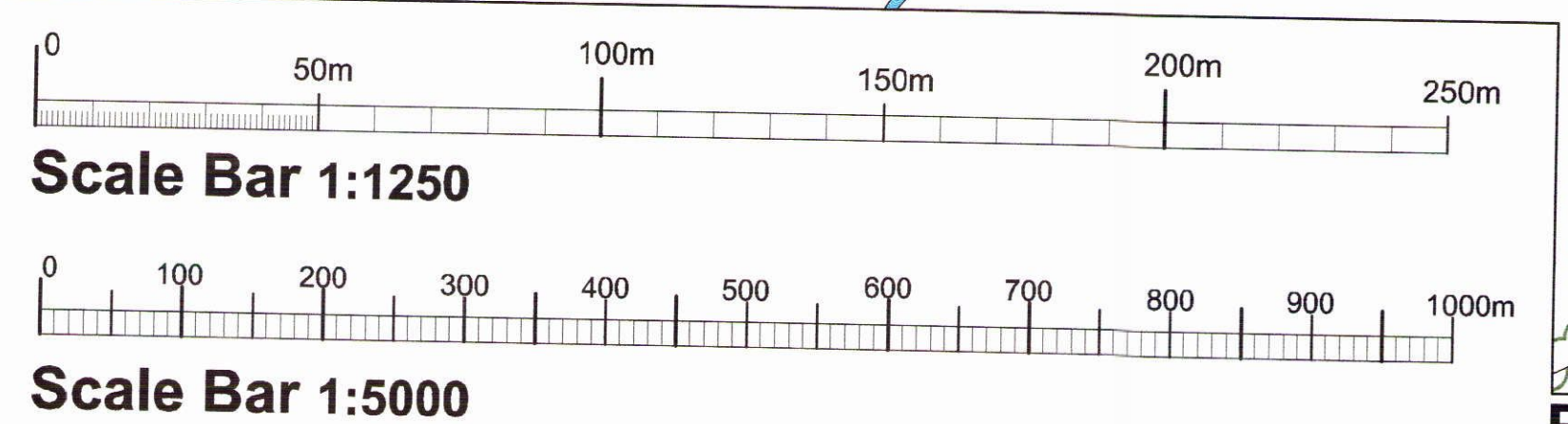
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date: **APRIL 09**

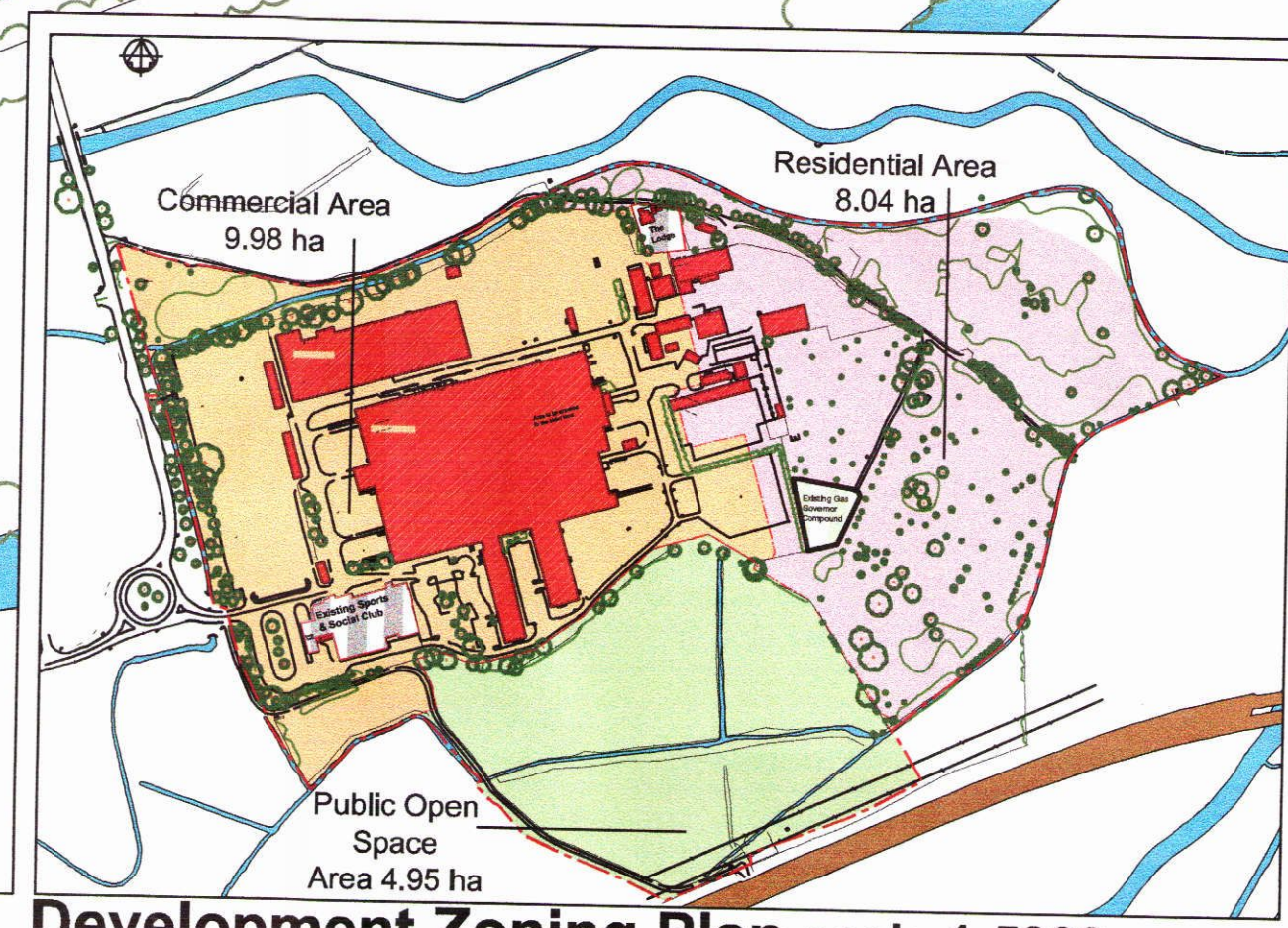
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org.no: **04** revision: **P11**



Parameters Plan scale 1:1250



Future Areva T&D Expansion Area:
Maximum three storey development.
Indicative total GIA 4440 sqm, appearance of buildings to reflect design of surrounding units. area to be grassed in the short term

The Local Shops and Services are to be housed in a single storey building of similar materials and construction to the new Areva buildings, with a curved roof and a maximum height of 6.5m. The building will accommodate a maximum of 3 units within a maximum gross internal area of 575 sq m.



Jessup/Stafford And Rural Homes C/O S P Faizey 1 Station Court Girton Road Cannock Staffs WS11 0EJ	Date Registered Decision Date Issued Date	18 September 2014 18 March 2015 19 June 2015
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	14/20544/FUL
Proposed Development	Construction of 12 flats and 23 houses
Location	Land Off Exeter Street Stafford Staffordshire
O. S. Reference:	392738 321539

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the following plans: 1340/1C; 1340/2E; 1340/3; 1340/4; 1340/5; 340/6C; 1340/7B; 1340/8A; 1340/9A; 1340/10A; 1340/11A; 1340/12A; 1340/13A; 1340/14A; 1340/15A; 1340/16A; 1340/17A; 1340/18A; 1340/19A; 1340/20A; 1340/21A; 1340/22A; 1340/23A; 1340/24A; 1340/25A; 1340/26A; 1340/27A; 1340/28A; 1340/29; 1340/30A; 1340/31A; A ADL083B Site A; A4DL083B Site B; THL - 0198 2; THL - 0198 3; THL - 0198 4; and 4154/ATR/001A except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence.
3. Notwithstanding any description/details of external materials in the application documents, no development shall be commenced until precise details or samples of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.



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4. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.
5. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
 - (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work.
 - (b) 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 local planning authority.



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(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars 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 removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

6. All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with an with the BS 5837: 2012 "Trees in Relation to design, demolition and construction" recommendations for tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures shall be agreed in writing with the local planning authority and their installation undertaken 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 removed from the site.



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7. Where the approved plans and particulars indicated that specialized construction work is to take place within the Root Protected Area (RPA) of any retained trees, hedgerows or shrubs, prior to the commencement of any development works, an Arboricultural Method Statement (AMS) detailing how any approved construction works will be carried out shall be submitted and agreed in writing by the local planning authority. The AMS shall include details on when and how the works will be take place and be managed and how the trees etc. will be adequately protected during such a process.
8. The development hereby permitted shall not be brought into use until the accesses, parking and turning areas have been provided in accordance with drawing number 1340/2E.
9. The development hereby permitted shall not be brought into use until the access drives rear of the public highway have been surfaced in a bound material for a minimum distance of 4.8 metres. Thereafter they shall be so maintained for the lifetime of the development.
10. The development hereby permitted shall not be brought into use until the footway adjacent to number 136 Exeter Street which links the existing highway at Exeter Street to the new development has been provided in accordance with drawing number 13040/2E.
11. A surface water interceptor shall be provided at the rear of the highway boundary for all private driveways, which fall towards the public highway. The drainage interceptors shall be connected to a soakaway or equivalent drainage system and shall be maintained in full operational order for the life of the development.



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12. The development hereby permitted shall not be commenced until detailed proposals for the disposal of surface water and foul sewage have been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is first brought into use.
13. The development hereby permitted shall be carried out only in accordance with the approved Flood Risk Assessment (FRA) produced by RSK (reference 132308 - R1 (1) - FRA Final and the following mitigation measures detailed within:

Limiting the surface water run-off generated by all events up to and including the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and will not increase the risk of flooding off-site;

Finished floor levels shall be set no lower than 74.35 above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing by the local planning authority.



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14. The development shall be undertaken incorporating the recommendations made in the Ecological Enhancement Strategy contained in the Extended Phase 1 Habitat Survey (Cotswold Wildlife Surveys dated September 2013 and May 2014) unless otherwise varied by agreement in writing with the local planning authority. This will include: the retention of mature trees where possible and in particular the veteran Oak; management of the Willow scrub area; control of Himalayan Balsam; diversification of wooded areas with enhanced planting; wildflower seeding; a site Management Plan to maintain the improved habitats; and precautionary measures to avoid harm to small mammals/amphibians during construction.
15. Bat tubes/bricks should be installed within the new buildings, as recommended in the Extended Phase 1 Habitat Survey (Cotswold Wildlife Surveys dated September 2013 and May 2014) and external lighting shall be designed to avoid light spill onto commuting areas.
16. No works shall be undertaken to trees or hedgerows in the nesting season (March to August) unless it can first be demonstrated that breeding birds will not be affected through the submission of and approval in writing by the local planning authority of a method statement for the protection/avoidance of nesting birds.
17. Site and Plot boundary fences and railings shall be erected in accordance the details shown on the approved drawings numbers 1340/6C and 1340/7B within one month of the dwellings first being occupied.



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18. Unless otherwise agreed in writing by the local planning authority, a footpath link shall be provided between the site and adjacent public open space prior to any dwelling first being occupied on the southern part of the development site in accordance with details which shall have first been submitted to and approved in writing by the local planning authority.
19. All site works and construction works together with deliveries to the site shall only take place between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and between 08.00 and 14.00 on Saturdays and not at all on Sundays or Bank Holidays. In addition: delivery vehicles shall not park on the access highways to the site; any equipment that must be left running outside the permitted hours of work shall be inaudible at the boundary of occupied residential properties; screening shall be provided to protect dwellings from exposure to excessive noise; wheel cleaning/washing facilities shall be installed on site; facilities shall be provided and used when necessary for damping down to prevent excessive dust; road sweeping shall be carried out at regular intervals, both on the site and on the access highway to prevent excessive dust; and there shall be no burning on site during development.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).



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4. In the interests of amenity and to ensure a satisfactory form of development. (Policy N1 (e), (g) and (h) of The Plan for Stafford Borough).
5. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development. (Policy N1 (f) and N4 (c) of The Plan for Stafford Borough).
6. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development. (Policy N1 (f) and N4 (c) of The Plan for Stafford Borough).
7. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development. (Policy N1 (f) and N4 (c) of The Plan for Stafford Borough).
8. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
9. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
10. In the interests of the safety and convenience of pedestrians. (Policy T1 & N1o of The Plan for Stafford Borough).
11. In order to ensure that the road and footway proposals and related drainage are satisfactory to serve the development and to ensure the safety of all road users thereafter (Policies T1c and N1m and N2 of the Plan for Stafford Borough)



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12. To ensure the provision of adequate drainage facilities and to prevent the pollution of any adjacent watercourses, wells and aquifers. (Policy N2 of The Plan for Stafford Borough).
13. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants. (Policy N2 of The Plan for Stafford Borough)
14. In order to conserve and enhance the natural environment and to ensure that the development does not result in damage or harm to legally protected species or their habitats. (Paragraph 118 of the National Planning Policy Framework).
15. In order to conserve and enhance the natural environment and to ensure that the development does not result in damage or harm to legally protected species or their habitats. (Paragraph 118 of the National Planning Policy Framework).
16. In order to conserve and enhance the natural environment and to ensure that the development does not result in damage or harm to legally protected species or their habitats. (Paragraph 118 of the National Planning Policy Framework).
17. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
18. To improve access to existing open space facilities. (Policies T1 and N1 (o) of The Plan for Stafford Borough).



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19. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).

INFORMATIVE(S)

- 1 The local planning authority considers the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.
- 2 The applicant's attention is drawn to the submitted consultation comments of the Highway Authority, the Environment Agency, Severn Trent Water, the County Lead Flood Team, the Borough Biodiversity Officer, the Environmental and Health Services, Natural England and the Police Architectural Liaison Officer.

Head of Planning and Regeneration
On behalf of the Council



SITE AREA 2.05 HECTARES

C RED LINE REVISED TO SITE A ACCESS	12/11/14
B ACCESS ADDED	30/5/14
A RED LINE BOUNDARY REVISED	7/5/14
REVISIONS	DATE



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JESSUP			
RESIDENTIAL DEVELOPMENT			
EXETER ST, STAFFORD			
LOCATION PLAN			
scale@A3 1:1250	date NOV 13	drawn SPF	drawing 13040/1C

Copyright of this drawing remains with S. P. Faizey Chartered Architects. Do not scale off drawing.



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Ref: 15/04/15

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Application No:	13/19001/FUL
Proposed Development	Eight two-bedroom and six three-bedroom houses; access and car parking; children's play area; landscaping; green infrastructure
Location	Land Adjacent To Wootton Drive Tillington Stafford
O. S. Reference:	390274 325155

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. The approved plans are drawing nos. P071-01 Rev G; /03; /04; /A1; /A2; /B; /C; /D; FEN/01; /02; /03; /04; and 12232 OGL Rev 0.
3. Notwithstanding any information in the application, no development shall be carried out unless and until named samples of the external materials for the walls and roofs of the proposed dwellings have been submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved materials shall be used in the construction of the dwellings.
4. The proposed car park shown on drawing no. P071-01 Rev G and its access to Wootton Drive shall be constructed before the existing car park shown on drawing no. 12232 OGL Rev 0 is closed and its surface removed unless the Local Planning Authority gives written consent to any variation of this requirement.

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5. No more than 10 dwellings shall be occupied until the crushed limestone footpath shown on drawing no. P071-01 Rev G has been constructed unless the Local Planning Authority gives written consent to any variation of this requirement. Thereafter it shall be retained.
6. Notwithstanding any information in the application, no development shall take place until amended details of landscaping works shown on drawing no. 2723-L-001 Rev B have been submitted to and approved in writing by the local planning authority. These details shall show the replacement of the Ash trees with an alternative native deciduous species; be informed by measures included in the submitted Ecological Appraisal (May 2013), the submitted Landscape Management Strategy (December 2009) and the observations of Natural England; and include a schedule of landscape maintenance for a minimum period of 5 years. Thereafter, the approved works shall be carried out within 8 months of the occupation of the dwellings and they shall be maintained in accordance with the approved schedule. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season unless the local planning authority gives written consent to any variation.
7. Notwithstanding any details in the application, no trees, large shrubs or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way unless a scheme has been approved that specifically allows such works. The works shall then take place in accordance with the agreed scheme unless the local planning authority gives written consent to any variation.



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8. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work. (b) 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 local planning authority. (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars 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 removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the local planning authority.

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- All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with BS 5837: 2012 "Trees in Relation to design, demolition and construction" recommendations for tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures shall be agreed in writing with the local planning authority and their installation undertaken 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 removed from the site.
- Where plans and particulars indicate that specialized construction work is to take place within the Root Protected Area (RPA) of any retained trees, hedgerows or shrubs, prior to the commencement of any development works, an Arboricultural Method Statement (AMS) detailing how any approved construction works will be carried out shall be submitted and agreed in writing by the local planning authority. The AMS shall include details on when and how the works will be take place and be managed and how the trees etc. will be adequately protected during such a process.



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11. Prior to commencement of construction details shall be submitted to and approved in writing by the Local Planning Authority indicating road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall which shall thereafter be constructed in accordance with the approved drawings.
12. Construction works including demolition and deliveries to the site shall only take place between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 14.00 on Saturdays. There shall be no such working on Sundays or bank/public holidays.
13. Any construction plant or equipment left running outside of the allowed working hours shall not be audible at the boundaries of an occupied dwelling.
14. There shall be no burning during construction works.
15. No development shall be carried out unless and until a method statement for the control of dust during construction works has been submitted to and approved in writing by the Local Planning Authority. Thereafter, construction works shall only be carried out in accordance with the approved method statement.
16. No development shall be carried out unless and until details of the location, design and intensity of any proposed artificial illumination of the car park and play area have been submitted to and approved in writing by the Local Planning Authority. They shall show that no nuisance would be caused to existing and prospective occupiers of dwellings. Thereafter, only the approved lighting shall be constructed.

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17. Notwithstanding any information in the application, no development shall be carried out unless and until a scheme for the sustainable surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. It shall incorporate the proposed dry detention basin shown on the approved layout drawing and be informed by the observations of Natural England. Thereafter, no dwelling shall be first occupied until the approved drainage scheme has been constructed and it shall be retained.
18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development)(Amendment) (No.2)(England) Order 2008 or as may be subsequently amended, the garages hereby approved, once constructed, shall be retained for the parking of vehicles. They shall not be used or converted to habitable accommodation at any time.
19. The development hereby permitted shall only be carried out in accordance with the approved flood risk assessment (FRA) produced by JBA Consulting Final v1.0 dated 11/07/13 and the following mitigation measures detailed in the FRA:
 - 1) Limiting the surface water discharge to greenfield runoff rates for all storm events up to and including the 1 in 100 year event plus climate change.
 - 2) Finished floor levels are set 600mm above the 1 in 100 year flood level plus climate change and 150mm above existing ground levels.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the Local Planning Authority.



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20. No development shall be commenced unless and until a noise assessment to BS:8233 showing predicted internal and external noise levels for the proposed dwellings, together with mitigation measures to achieve world health organisation standards, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and prior to the first occupation of any of the dwellings hereby approved.
21. Notwithstanding any details in the application, no development shall commence until details of an alternative surface treatment to grasscrete for the access track proposed for the end of the cul-de-sac has been submitted to and approved in writing by the Local Planning Authority. Thereafter, only the approved alternative surfacing shall be used.
22. Notwithstanding any details in the application, no development shall commence until details of an amended design for the A-frame cycle barrier shown to the access track referred to in condition 21 above, which shall enable wheelchair access, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, only the approved amended details shall be constructed.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To define the permission.

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3. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
4. To ensure appropriate parking facilities remain available for use (Policy T2d of The Plan for Stafford Borough).
5. To ensure the appropriate provision of recreational facilities (Policy N1g of The Plan for Stafford Borough).
6. To safeguard the character of the area and to conserve and enhance the biodiversity of the fringes around Doxey Marshes Site of Special Scientific Interest (Policy N1f of The Plan for Stafford Borough).
7. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
8. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
9. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
10. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
11. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
12. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).



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13. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
14. To safeguard from fumes and smell (Policy N1e of The Plan for Stafford Borough)
15. To safeguard from dust (Policy N1e of The Plan for Stafford Borough)
16. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).
17. To minimise surface water flood risk and to support biodiversity (Policies N2 and N1f of The Plan for Stafford Borough).
18. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
19. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, and to reduce the risk of flooding to the proposed development and future occupants (Policy N2 of The Plan for Stafford Borough).
20. To safeguard the occupiers of nearby residential properties from undue noise. (Policy N1e of The Plan for Stafford Borough).
21. To ensure the satisfactory appearance of the development and that the surface is suitable for disabled access (Policy N1g and m of The Plan for Stafford Borough)

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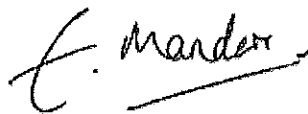
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PERMISSION FOR DEVELOPMENT

22. To ensure suitable access for the disabled (Policy N1m of The Plan for Stafford Borough)

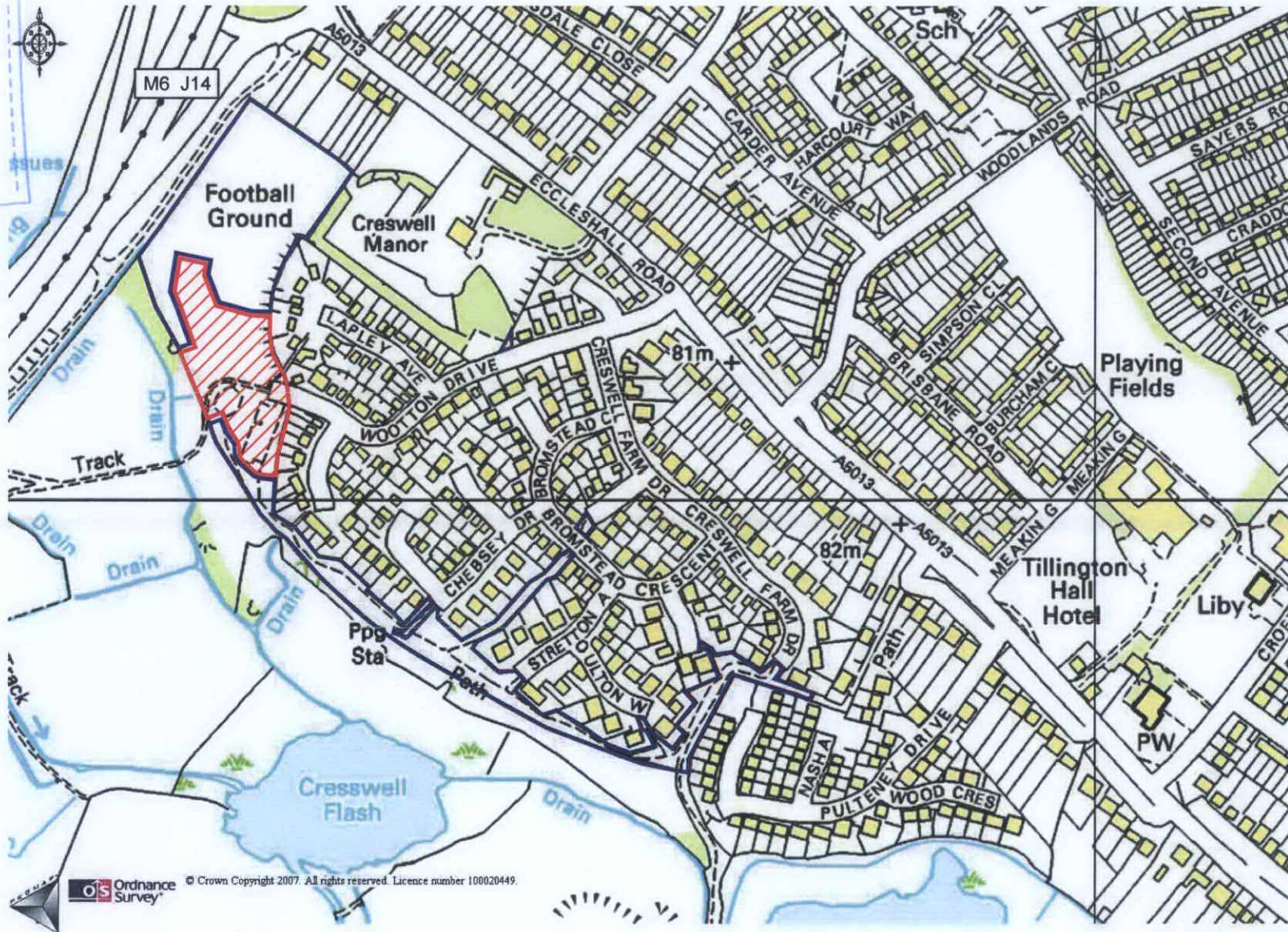
INFORMATIVE(S)

- 1 The proposals are sustainable development complying with the National Planning Policy Framework.
- 2 The attention of the applicant is drawn to the attached observations of Natural England, the Highway Authority, the Police Architectural Liaison Officer, the Environment Agency and the Environmental Health Officer.



Head of Planning and Regeneration
On behalf of the Council

RECEIVED
15 JUL 2007



APPLICATION SITE OUTLINED
AND HATCHED RED



OTHER LAND IN APPLICANTS
OWNERSHIP EDGED BLUE

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Stafford