

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Swanke Hayden Connell Architects
 FAO Dean Gregory
 Clan House
 Turners Lane
 Sheffield
 S10 1BP

INITIAL REVIEW

Planning Service
 Town Hall
 Chesterfield
 S40 1LP

10 JAN 2008

A B C

In pursuance of the powers vested in the Chesterfield Borough Council under the above Act and Orders, and with reference to your application (~~Office Code No. CHE/07/00770/OUT~~) submitted on the **17th October 2007** and validated on the **17th October 2007** for **Outline application for housing - 9 units, additional plans received 30th November 2007 at Site Adjacent To, 15 Hazlehurst Lane, Chesterfield, Derbyshire, , for James Hay Pension Trustees Ltd**

In the manner described on the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following condition(s):-**

01. Approval of the details of the external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
02. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
03. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
04. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by The Local Planning Authority.
05. Unless otherwise agreed in writing by The Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
06. A. Development shall not commence until details as specified in this condition have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority.

I. A desktop study/Phase 1 report documenting the previous land use history of the site.
II. A site investigation/Phase 2 report where the previous use of the site indicates contaminative use(s). The site investigation/Phase 2 report shall document the ground conditions of the site. The site investigation shall establish the full extent, depth and cross-section, nature and composition of the contamination. Ground gas, groundwater and chemical analysis, identified as being appropriate by the desktop study, shall be carried out in accordance with current guidance using UKAS accredited methods. All technical data must be submitted to the Local Planning Authority.
III. A detailed scheme of remedial works should the investigation reveal the presence of ground gas or other contamination. The scheme shall include a Remediation Method Statement and Risk Assessment Strategy to avoid any risk arising when the site is developed or occupied.

B. If, during remediation works any contamination is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to the Local Planning Authority for written approval. Any approved proposals shall thereafter form part of the Remediation Method Statement.

C. The development hereby approved shall not be occupied until a written Validation Report (pursuant to A II and A III only) has been submitted to and approved in writing by the Local Planning Authority. A Validation Report is required to confirm that all remedial works have been completed and validated in accordance with the agreed Remediation Method Statement.

07. In the event it is proposed to import soil onto site in connection with the development the proposed soil shall be sampled at source and analysed in a MCERT certified laboratory, the results of which shall be submitted to the Local Planning Authority for consideration. Only the soil approved in writing by the Local Planning Authority shall be used on site.
08. Before construction works commence or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development unless otherwise agreed by the Local Planning Authority in writing.
09. Prior to the commencement of the development, details of the existing and proposed land levels and the proposed floor levels of the dwellings hereby approved shall be submitted to the Local Planning Authority for consideration. The details submitted shall include sufficient cross sections to fully assess the relationship between the proposed levels and immediately adjacent land/dwellings. The dwellings shall be constructed at the levels approved under this condition unless otherwise agreed, in writing, by the Local Planning Authority.
10. Unless otherwise agreed in writing by the Local Planning Authority work shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 5:00pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

11. Development shall not commence until details for the erection of fencing for the protection of trees on and/or adjacent to the site have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority. The fencing shall be undertaken as approved before any equipment, machinery or materials are brought onto the site for the development and shall be maintained as approved 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 these areas shall not be altered, nor any excavation made, without the written consent of the Local Planning Authority.
12. This consent does not extend to the parking layout and access details indicated on the submitted plans. The reserved matters application shall include a revised parking layout and accesses for the scheme as indicated on the attached plan.
13. Details shall be submitted to the Local Planning Authority to indicate how energy efficiency and the use of renewable energy sources have been incorporated into the scheme.
14. This consent shall not extend to the siting of the proposed dwelling unit to the east of the site. The reserved matters application shall include details of an amended position closer to the Hazelhurst Lane frontage.

Reason(s) for Condition(s)

01. The condition is imposed in accordance with article 3 (1) of The Town and Country Planning (General Development Procedure) Order 1995 (as amended).
02. The condition is imposed in accordance with sections 91, 56 and 93 of the Town and Country Planning Act 1990.
03. In the interest of satisfactory and sustainable drainage.
04. To ensure that the development can be properly drained.
05. To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
06. To protect the environment and ensure that the redeveloped site is reclaimed to an appropriate standard.
07. To protect the environment and ensure that the redeveloped site is reclaimed to an appropriate standard.
08. The condition is imposed in order to ensure that the proposed materials of construction are appropriate for use on the particular development and in the particular locality.
09. The condition is imposed in order to enhance the appearance of the development and in the interests of the area as a whole.

10. In the interests of residential amenities.
11. The condition is imposed in order to enhance the appearance of the development and in the interests of the area as a whole.
12. In the interests of highway safety.
13. In order to accord with the principles of sustainable design.
14. To secure an appropriate relationship with 15 Hazelhurst Lane in the interests of residential amenity.

Reason(s) for decision


01. The proposal is considered to be acceptable in terms of its siting and means of access without detriment to the amenity of surrounding residents or issues of highway safety and accords with the objectives of PPS1, PPS3 and Policies GEN 10, HSN5 and EVR 8 of the Replacement Chesterfield Borough Local Plan.

Note(s)

01. In respect of possible land contamination, any developer is advised to consult the guide 'Developing Land In Chesterfield'. This can be obtained via the Chesterfield Borough Council Website at www.chesterfield.gov.uk, or alternatively by telephoning 01246 345767. The developer must be aware that under Part IIA of the Environmental Protection Act 1990, any landowner is responsible for the state of the land and must ensure that it is "suitable for use". Should you wish to discuss this issue further then please contact the Council's Environmental Services on 01246 345767.
02. It is recommended that a contingency plan is put in place to deal with any contamination identified on site during preparation/construction stages.
03. The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.
04. Where a desk study and site investigation is undertaken, the following will be required: -
 - (a) A conceptual site model.
 - (b) All laboratory testing must be UKAS accredited.
 - (c) MCERTS accreditation will be required for certain soil analysis.
 - (d) ICRCL has now been withdrawn. However, it can be used for background comparisons.
 - (e) CLEA reports should be included as an attachment to the main

report. It is advisable to contact the Borough Councils Environmental Services on
01246 345767 prior to any site investigations being undertaken.

Dated 8th January 2008

Signed..........

HAZLEHURST LANE

WIDEN TO 7.2M

LANDSCAPE BUFFER

VEHICLE ENTRANCE APPROXIMATELY
30M TO CROSSROAD

APPROX. 45DEG TO FIRST WINDOW OF HL15

PROPOSED PLANTING TO WALL

PROPOSED PLANTED TO WALL

APPR 7M TO EXISTING TREES

APPR 7M TO EXISTING TREES



Ground Floor Plan

Proposed Housing Development
On Land Adjacent To
15 Hazlehurst Lane
Cheshire

SWANERBURY CONSULTANTS ARCHITECTS

Drawn By	HD	Checked By	DAG
Date	1-200 (AS)	Date	JUN 07
Project No.	2436	Rev.	C

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