



APPROVAL SUBJECT TO CONDITIONS

Application Number: 04/2220/REV

Applicant :

Regeneration And Economic Development
Stockton Borough Council
Municipal Buildings
Church Road
Stockton
F.A.O. Peter Shovlin

Agent :

This Council of Stockton on Tees as the Local Planning Authority **HEREBY PERMIT** the development proposed by you in your application registered on 8 July 2004 namely

Revised Outline Application for Residential Development at Land At Darlington Lane, Stockton On Tees,

and shown on the accompanying plan(s) subject to the compliance with the Building Regulations and general statutory provisions in force in the district and subject to the conditions and reasons specified hereunder:

Dated: 6 October 2004

Head of Planning and Environment



01. 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 whichever is the later.

Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

02. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority. Drawing Number(s) :- SBC1, SBC2, 3550/02, Ecological Impact Assessment, Hydrological Impact Assessment

Reason: To define the consent.

03. Approval of details of the siting, design and external appearance of the building(s), the means of access and the landscaping of the site, shall be in accordance with the details of a scheme to be submitted to and approved by the Local Planning Authority before development commences.

Reason: To reserve the rights of the Local Planning Authority with regards to these matters.

04. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme showing existing ground levels, finished ground levels, finished floor levels for dwelling houses and road levels. Thereafter the development shall be completed in accordance with the approved details.

Reason: In order that the Local Planning Authority may exercise further control in the interests of the visual amenity of the area and amenity of adjoining and future residents.

05. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control details of the proposed development.

06. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be agreed with the Local Planning Authority before the development commences. Such means of enclosure as agreed shall be erected before the development hereby approved is occupied.



Reason: In the interests of the visual amenities of the locality.

07. Forward visibility on Celandine Way should be 45 metres and the forward visibility sightlines formed by the line of the back of the footway.

Reason : In the interests of highway safety

08. Notwithstanding the submitted information, there shall be no pedestrian link from the application site to the cycle path.

Reason : In the interests of designing out crime.

09. Occupation of the dwellings hereby approved shall not take place until improvement works to the Mile House signal controlled junction on Durham Road consisting of re-phasing of the signal cycle, providing formal 2 lane entry and allowing dedicated right turn lanes and a protected right hand turn from Darlington Lane have been provided to the satisfaction of the Local Planning Authority.

Reason : To achieve a satisfactory form of development, in the interests of highway safety and the free flow of traffic.

10. Sightlines shall be provided at the junction of the point of access with the highway in accordance with dimensions to be agreed in writing with the Local Planning Authority before development commences.

Reason: In the interests of highway safety.

11. Full details of the proposed means of disposal of surface water and foul drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and shall be provided in accordance with the approved details before the development is brought into use.

Reason: To achieve a satisfactory form of development.

12. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment.



13. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works including flow attenuation has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason : To prevent the increased risk of flooding to Lustrum Beck by ensuring the provision of a satisfactory means of surface water disposed.

14. Notwithstanding the submitted information a minimum of ten units of affordable housing shall be provided as part of the over development hereby approved.

Reason: To achieve a satisfactory form of development.

15. Prior to the commencement of development, a flood risk assessment of the site shall be carried out details which must be submitted to and approved in writing by the Local Planning Authority, and the results of that assessment carried out and maintained to the satisfaction of the Local Planning Authority.

Reason: To minimise the risk of flooding as advised in PPG 25, and to achieve a satisfactory form of development.

18. The mitigation measures and recommendations contained within the Ecological Impact Assessment and Hydrological Impact Assessment Report hereby approved must be fully implemented and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: To control the impact of the development on the adjacent Hardwick Dene and area of ecological importance.

The decision to grant planning permission has been taken having regard to the policies and proposals in the Structure Plan and Stockton on Tees Local Plan. set out below.
GP1, H03, H03, H1A and PPG3.

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Jean Ward on direct line 526069 or Charlotte Wilkinson on 526071.