



St Modwen	Date Registered	21 April 2010
C/O Barton Willmore	Decision Date	21 July 2010
Regent House	Issued Date	21 July 2010
Prince's Gate		
4 Homer Road		
Solihull		
B91 3QQ		

### TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

Application No:	10/13609/EXT
Proposed Development Location	Extension of time on 35897 - Change Of Use To B1 B2 & B8 Buildings Sports Facilities Roadways And New Roundabout Former Meaford Power Station Meaford Road Meaford
O. S. Reference:	388957 336501

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. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.
2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
3. This permission shall allow for the implementation of Reserved Matters approval 08/10097/REM 'Phase 1 - Development of Southern Access Roundabout to Meaford Road' for a period two years from the date of approval of the last of the reserved matters to be approved.
4. This permission shall relate to the site area shown on Plan 2 (second revision) and Plan 3.1 (second revision) and the site shown on Plan QAAE/G1 REV C relating to the new Meaford roundabout previously approved under planning permission 35897.
5. Nothing in this consent shall grant approval for the disposition of roadways and buildings shown on Plan 3 (second revision), originally submitted under planning application 35897.

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6. No phase of the development shall commence until details of the following reserved matters for that phase have been submitted to and approved by the local planning authority:- the layout of the site including the disposition of roads and buildings and parking areas; the design of all buildings and structures; the external appearance of all buildings and structures including materials to be used on all external surfaces; the means of pedestrian and vehicular access; and the landscaping of the site.
7. This permission shall relate to the provision of 10 000 square metres of B1 floor space of which no more than 5 000 sqm shall be in B1 (a) Office Use, 40 000 square metres of B2 floor space 60 000 square metres of B8 floor space (total 110 000 square metres of floor space) within buildings not to exceed 96 500 square metres of footprint within 34.1 hectares of the site that area to be confined to that shown on Plan 3.1 (second revision) previously approved under planning permission 35897. it shall also relate to the provision of the new Meaford roundabout and open sports facilities with a small clubhouse within 2.5 hectares of land at the southern end of the site. Such provision and definition shall include the use of any existing floor space on the site which is to be retained.
8. Before the development is commenced details of the phasing of the development in the order in which it will take place shall be submitted to and approved in writing by the local planning authority and the development shall only be carried out in accordance with those details.
9. Before the development is commenced full road layout and constructional and drainage details including longitudinal sections of all roads within the red edged site shall be submitted to and approved in writing by the Local Planning Authority.

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10. No phase of the development shall commence until a scheme to facilitate the safe and effective movement of pedestrians and cyclists for that phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development on that phase shall be brought into use until the approved scheme has been implemented.
11. Before any development takes place a green transport plan aimed at delivering sustainable transport objectives for the whole of the site shall be submitted to and approved by the Local Planning Authority and shall be implemented in accordance with the requirements of the agreed plan
12. Before any development is commenced the following works on and off the site including all associated highway signing road markings lighting and drainage shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority :- (i) the provision of an improvement of the existing site access on Meaford road; (ii) traffic/speed/weight restrictions/management measures along the following roads. Meaford Road Barlaston Old Road Station Road Hartwell Lane Longton Road Blurton Road Wedgewood Drive Washdale Lane The Outlanes and Mount road to a point north of the Mount Industrial Estate. (iii) the provision of a highway scheme and traffic management measures for the closure of the central reserve on the A34 trunk road at the junction with Meaford road and on the link road in front of the nursery school between Meaford road and the A34; (iv) the provision of a highway improvement scheme for the Darlaston roundabout on the A34.

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13. Before the gross floor area exceeds 20 000 square metres (including the gross floor area already taken up by existing uses on the site) within a maximum gross development area of 8 hectares (including the area already taken up by existing uses on the site) the following works including all associated highway signing road markings lighting and drainage shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority:- (i) the provision of a highway scheme for a roundabout on the A34 trunk road/ Meaford Road including the closure to vehicular traffic of the link road in front of the nursery school and the provision of a turning head; (ii) the provision of a highway scheme for a roundabout access onto Meaford road near to the existing bowling green at the northern end of the site; (iii) the closure to vehicular traffic of the existing site priority junction access onto Meaford Road.
14. Before the gross development exceeds 8 hectares (including the area taken up by existing uses on the site) the following works including all associated highway signing road markings lighting and drainage shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority:- (i) the provision of a highway scheme for a roundabout access onto Meaford Road near to Washdale Lane.
15. Before the gross developed area exceeds 16 hectares (including the area taken up by existing uses on the site) or before a maximum of 8 hectares gross developed area from either roundabout access onto the Meaford Road is exceeded, the following works including all associated highway signing, road markings, lighting and drainage shall be carried out in accordance with details to be previously submitted to and approved in writing by the Local Planning Authority:- (i) an internal link road with a single-sided footway linking between the two principal site accesses.
16. No alterations shall be made to the existing closed gated access point to the south of the existing national grid sub-station onto Meaford road or any subsequent use thereof unless agreed in writing with the Local Planning Authority.

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17. Any gates to the site accesses onto Meaford Road shall be sited a minimum of 15 metres rear of the highway boundary and shall open away from the highway.
18. All access roads into the development area from the access points referred to in conditions 12, 13 and 14 shall have a minimum width of 7.3 metres for the first 15 metres rear of the highway boundary.
19. No phase of development shall begin until a surface water drainage scheme for the whole site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological 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 the development is completed. The scheme shall also include: i) Limiting the surface water run-off so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site ii) Provision of a betterment from the existing situation wherever possible, iii) Mitigation for the effects of climate change on rainfall intensities iv) Incorporation of Sustainable Drainage techniques (SuDS) into the drainage scheme wherever possible and v) Details of how the scheme shall be maintained and managed after completion.
20. No phase of development shall be occupied until such time as a scheme to discharge into the public mains foul sewer system has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

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21. Prior to the commencement of development approved by this planning permission the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority 1) A preliminary risk assessment which has identified: i) all previous uses ii) potential contaminants associated with those uses (iii) a conceptual model of the site indicating sources, pathways and receptors (iv) potentially unacceptable risks arising from contamination at the site, 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 and 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. The scheme shall be implemented as approved and any changes to these components require the express consent of the Local Planning Authority.
22. Before any part of the approved development takes place full details of existing ground levels proposed ground levels and floor levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority
23. No phase of the development shall commence until details of all external lighting for that phase has been submitted to and approved in writing by the Local Planning Authority.
24. Before any work on site commences a suitable landscaping scheme for the planting and retention of suitable trees hedgerows and shrubs for the whole of the site shall be submitted to and approved in writing by the Local Planning Authority and the landscaping associated with each individual part of the site shall be implemented concurrently with that part of the development.

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25. 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.
26. The landscaping scheme referred to in conditions 24 and 25 above shall include provision for a scheme of woodland works and subsequent management for the wooded and grassed areas of the site which shall be implemented in accordance with that agreed scheme.
27. Before the development commences full details of the treatment of the picnic area and canal banks within the site area shall be submitted to and agreed in writing with the Local Planning Authority and shall thereafter be implemented in accordance with that scheme.
28. Before the development is commenced a scheme showing footpath linkages to the edges of the site shall be submitted to and agreed in writing with the Local Planning Authority and shall thereafter be implemented in accordance with that scheme.
29. Before the development is commenced a survey of badger activity on the site shall be undertaken and if necessary any remedial measures shall be agreed in writing with the Local Planning Authority and shall be carried out at an agreed stage.
30. Notwithstanding the provisions of the Town And Country Planning (General Permitted Development) Order 1995 details of all fences walls retaining walls and other means of enclosure to be erected shall be submitted to and approved by the Local Planning Authority before any work is commenced.

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31. Notwithstanding the provisions of the Town And Country Planning (General Permitted Development) Order 1995 as amended by the associated (Amendment)(No.2)(England) 2010 (Statutory Instrument 2010 No. 265) or any other subsequent equivalent amendment or Order, no development contained in Class(s) A (Extensions) and C (Hardstandings) of Part 8 of Schedule 2 of the order shall be carried out without the prior permission of the Local Planning Authority.

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. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
3. To define the permission.
4. To define the permission.
5. The application has been made for outline permission only and any details submitted are for illustrative purposes only.
6. The application has been made for outline permission only.
7. In order to define the permission and to ensure that the development complies with Saved Policy E&D13 of the Stafford Borough Local Plan 2001.
8. In order to ensure that the implementation is phased in accordance with Saved Policy E & D13 and the further explanation given in the Stafford Borough Local Plan 2001.

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9. In the interests of the highway safety and to ensure that related highway works are designed and constructed to acceptable standards at the appropriate time and to provide sufficient capacity on the trunk and road highway network. (Saved Policies MV2, MV3, MV4, MV5 and MV6 of the Stafford Borough Local Plan 2001).
10. In the interests of the highway safety and to ensure that related highway works are designed and constructed to acceptable standards at the appropriate time and to provide sufficient capacity on the trunk and road highway network. (Saved Policies MV2, MV3, MV4, MV5 and MV6 of the Stafford Borough Local Plan 2001).
11. In the interests of sustainable transport policies. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
12. In the interests of the highway safety and to ensure that related highway works are designed and constructed to acceptable standards at the appropriate time and to provide sufficient capacity on the trunk and road highway network. (Saved Policies MV2, MV3, MV4, MV5 and MV6 of the Stafford Borough Local Plan 2001).
13. In the interests of the highway safety and to ensure that related highway works are designed and constructed to acceptable standards at the appropriate time and to provide sufficient capacity on the trunk and road highway network. (Saved Policies MV2, MV3, MV4, MV5 and MV6 of the Stafford Borough Local Plan 2001).
14. In the interests of the highway safety and to ensure that related highway works are designed and constructed to acceptable standards at the appropriate time and to provide sufficient capacity on the trunk and road highway network. (Saved Policies MV2, MV3, MV4, MV5 and MV6 of the Stafford Borough Local Plan 2001).

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15. In the interests of the highway safety and to ensure that related highway works are designed and constructed to acceptable standards at the appropriate time and to provide sufficient capacity on the trunk and road highway network. (Saved Policies MV2, MV3, MV4, MV5 and MV6 of the Stafford Borough Local Plan 2001).
16. In the interests of the highway safety and to ensure that related highway works are designed and constructed to acceptable standards at the appropriate time and to provide sufficient capacity on the trunk and road highway network. (Saved Policies MV2, MV3, MV4, MV5 and MV6 of the Stafford Borough Local Plan 2001).
17. In the interests of the highway safety and to ensure that related highway works are designed and constructed to acceptable standards at the appropriate time and to provide sufficient capacity on the trunk and road highway network. (Saved Policies MV2, MV3, MV4, MV5 and MV6 of the Stafford Borough Local Plan 2001).
18. In the interests of the highway safety and to ensure that related highway works are designed and constructed to acceptable standards at the appropriate time and to provide sufficient capacity on the trunk and road highway network. (Saved Policies MV2, MV3, MV4, MV5 and MV6 of the Stafford Borough Local Plan 2001).
19. To prevent the increased risk of flooding. (Saved Policy E&D50 of the Stafford Borough Local Plan 2001).
20. In order to ensure an appropriate method of disposing of foul waters from the development which will not pose a risk to the water environment. (Saved Policy E&D4 of the Stafford Borough Local Plan 2001).

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21. To protect against contamination of the water environment, specifically the River Trent and the underlying aquifer. (Saved Policy E&D51 of the Stafford Borough Local Plan 2001).
22. To ensure that the development is not detrimental to the landscape and green belt and adjacent conservation area. (Saved Policies E&D1, E&D2, E&D7, E&D13, E&D18, E &D28, E&D30, E&D44, E&D47 and E&D48 of the Stafford Borough Local Plan 2001).
23. To ensure that the development is not detrimental to the landscape and green belt and adjacent conservation area. (Saved Policies E&D1, E&D2, E&D7, E&D13, E&D18, E &D28, E&D30, E&D44, E&D47 and E&D48 of the Stafford Borough Local Plan 2001).
24. To ensure that the development is not detrimental to the landscape and green belt and adjacent conservation area. (Saved Policies E&D1, E&D2, E&D7, E&D13, E&D18, E &D28, E&D30, E&D44, E&D47 and E&D48 of the Stafford Borough Local Plan 2001).
25. To ensure that the development is not detrimental to the landscape and green belt and adjacent conservation area. (Saved Policies E&D1, E&D2, E&D7, E&D13, E&D18, E &D28, E&D30, E&D44, E&D47 and E&D48 of the Stafford Borough Local Plan 2001).
26. To ensure that the development is not detrimental to the landscape and green belt and adjacent conservation area. (Saved Policies E&D1, E&D2, E&D7, E&D13, E&D18, E &D28, E&D30, E&D44, E&D47 and E&D48 of the Stafford Borough Local Plan 2001).
27. To ensure that the development is not detrimental to the landscape and green belt and adjacent conservation area. (Saved Policies E&D1, E&D2, E&D7, E&D13, E&D18, E &D28, E&D30, E&D44, E&D47 and E&D48 of the Stafford Borough Local Plan 2001).

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28. To ensure that the development is not detrimental to the landscape and green belt and adjacent conservation area. (Saved Policies E&D1, E&D2, E&D7, E&D13, E&D18, E &D28, E&D30, E&D44, E&D47 and E&D48 of the Stafford Borough Local Plan 2001).
29. In order to protect badgers. (Saved Policy E&D40 of the Stafford Borough Local Plan 2001).
30. In order to ensure the satisfactory appearance of the development. (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
31. In order to ensure that subsequent development does not prejudice the objectives of Saved Policy E&D13 and E&D44, E&D47, E&D48 and E&D49 of the Stafford Borough Local Plan 2001.

### 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.

Head of Planning and Regeneration  
On behalf of the Council

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