

Section 61 of The Town and Country Planning Act 1990

Wolverhampton City Council

1) Local Development Order - Land at Inkerman Street, Heath Town, Wolverhampton

- (a) This Local Development Order relates to land at Inkerman Street, Heath Town, Wolverhampton, as outlined in red on the Local Development Order (LDO) Site Boundary and Ownership Plan: Site 4 - Inkerman Street contained within Appendix 1.
- (b) The Order grants planning permission, subject to compliance with conditions, for a maximum of 6 dwellings - falling within Class C3 (a) "Dwelling-houses" of the Town and Country Planning (Use Classes) Order 1987, as amended.
- (c) The Order, and any terms within it, will be active for a period of 5 years following the date of its adoption, and will expire following this period. The Order will therefore cease to apply on and development permitted by this Order must be commenced prior to this date.
- (d) Development which has started under the provision of the Order can be completed in the event that the Order is revoked or revised.
- (e) Development which has started under the provision of the Order prior to its expiry can be completed following the expiry of the Order.

Conditions

Development is permitted subject to the following conditions:-

1. The development shall not commence until details of the following have been submitted to, and approved in writing by the local planning authority:
 - (a) Layout;
 - (b) Scale;
 - (c) Appearance;
 - (d) Access;

- (e) Landscaping, including hard landscaping, boundary treatments and retained trees;
- (f) Floor plans;
- (g) Finished ground and floor levels;
- (h) Surface water drainage;
- (i) On-site generation of renewable energy sufficient to off-set at least 10% of the residual energy demand of the development;
- (j) Recruitment and Training;
- (k) Community engagement in the development process;
- (l) Noise survey and implementation of any necessary noise mitigation measures;
- (m) Electric Vehicle Charging Points;
- (n) Site investigation and remediation strategy; and
- (o) Air quality survey and implementation of any necessary mitigation measures.

The development shall be carried out in accordance with the approved details.

2. Application for approval of the matters referred to in Condition 1 must be made not later than the expiration of 4 years from the date of adoption of this Order. The final day for the submission of matters referred to in Condition 1 is...
3. The landscaping scheme(s) approved pursuant to Condition 1 shall be fully implemented prior to the first occupation of the development or in accordance with phasing details that shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development. Following implementation, landscaping shall be maintained for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.
4. The recommendations of the air quality and noise surveys shall be implemented prior to occupation of any of the development hereby approved, and the noise mitigation measures shall be retained thereafter.
5. The recommendations of the site investigation, including any necessary contaminated land remediation work shall be implemented prior to commencement of above ground works.
6. The recommendations of the drainage scheme shall be implemented prior to the commencement of above ground works.

Note for Information

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

Appendix 1 - Local Development Order (LDO) Site Boundary and Ownership Plan: Site 4 - Inkerman Street

