



**Applicant:**  
Rhuf Miah

**Ref. No.** DMOT/2019/0917  
**Made valid on:** 26 July 2019

## **DECISION NOTICE**

**Description and location of proposal:** Application for approval of details required by conditions 10 and 21 attached to planning permission ref. 9/2017/1293 (relating to approval of outline permission ref. 9/2017/1293 for the erection of up to 45 dwellings) at Land at SK2430 7995, Derby Road, Hilton, Derby

**Decision made:** In exercise of its powers as the Local Planning Authority under the Town and Country Planning Act 1990 and related subordinate legislation, South Derbyshire District Council hereby gives notice that the following plans/drawings/documents are **Approved**:

Condition 10: The ULAS 'An Archaeological Evaluation' Report No 2019-097 2019

Condition 21: The fpcr Biodiversity Enhancement Scheme July 2019, and RLE Geo-Environmental Assessment P17-060 Rev O 31/07/17.

**You are advised of the following matters:**

- a. This approval relates to the prior approval requirements of the aforementioned conditions. It does not discharge any requirements specified in the condition(s) which require subsequent compliance with the approved plans/documents/details or timing thereof, nor does it infer approval of details submitted pursuant to other conditions subject of the same or a concurrent application where no decision has yet been made.

**Changes in intention:** any deviation from the approved plans/drawings and/or details should be discussed with the Local Planning Authority in advance. This includes circumstances where the applicant/developer subsequently identifies inaccuracies with the approved documents or conflict with other regulatory requirements. A formal application to amend the proposals or secure a revised permission may be necessary. Failure to secure necessary approval may result in the commencement of enforcement proceedings.

**Scope of this decision:** this is a planning decision notice which, unless expressly applied for and stated in the description of development above, conveys no decision of associated planning consent (such as listed building or advertisement consent); nor does it convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under Civil Law. In particular the necessary approval under the Building Regulations and the Public Health Acts must be obtained before the carrying out of building works. Where the adopted highway, including verges and pavements, is to be altered, the Local Highway Authority (Derbyshire County Council) should be contacted to establish its requirements.

**Enquiries:** Any correspondence or enquiries concerning this decision should be sent to [planning@southderbyshire.gov.uk](mailto:planning@southderbyshire.gov.uk) quoting the above reference number.

*Richard Stewart*

Authorised Officer of the Council

Date: 28 October 2019