Condition Discharge Information

00625 – 56A High Street, Cheadle, Staffordshire.
Conversion of upper storeys from office use (B1) to 2no. residential flats (C3).

Approval Reference – SMD/2018/0485
November 2018

1. Condition: Commencement of Works

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

No submission required.

2. Condition: To be completed in accordance with drawings

The development hereby approved shall be carried out in accordance with the following submitted plans and subject to the following conditions and/or modifications:-
00625 - AL(0)01 Rev A;
00625 - AL(0)02;
00625 - AL(0)03 Rev A;
00625 - AL(0)04.

No submission required.

3. Condition: Joinery Details

Prior to the commencement of development joinery details of all new external windows and doors (including positioning of window and doors within the openings) including all new and/or replacement roof lights together with cill and lintel details shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include elevation drawings of the proposed new roof lights. The development shall then be carried out in full accordance with the approved details, be completed prior to the first occupation and retained for the lifetime of the development.

Please see attached drawings :

- 00625 - AL(0)06 Joinery Details.
- 00625 - AL(0)04A

Please refer to attached documents :

- Technical-Data-Sheet-Conservation-May
- CR_OTR_Apr18

4. Condition: Materials of Parapet Walls

Prior to the commencement of development material details of the parapet walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in full accordance with the approved details and prior to the first occupation of the residential flats and retained for the lifetime of the development.

Parapet wall to be constructed from reclaimed brick with stone coping to match existing.



Figure 1 Existing brick wall with stone coping

5. Condition: Demolition Scars

Details of how the demolition scars (arising as a result of the partial lean-to demolition) will be treated shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in full accordance with the approved details and be completed prior to the first occupation of the development.

Remove lean-to and clean off any marks, for example from cement etc. Repoint as necessary in lime mortar.

6. Condition: Construction and Environmental Method Statement

No phase of the development hereby permitted shall take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

I. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;

II. the arrangements for prior notification to the occupiers of potentially affected properties;

III. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;

IV. a scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;

V. a scheme for recycling/disposal of waste resulting from the construction works;

VI. the parking of vehicles of site operatives and visitors;

VII. the loading and unloading of plant and materials;

VIII. the storage of plant and materials used in constructing the development;

IX. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

X. details of measures to protect the public footpaths and amenity of users of the pubic footpaths crossing the site during the construction works.

All works shall be carried out in accordance with the approved details at all times throughout the duration of the development.

Please see attached document :

- Construction Environment Managament Plan 2

7. Condition: Noise

Development shall not commence until a site specific scheme for protecting the proposed residential units from noise, has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and be designed to achieve noise levels of less than 30db Laeq in bedrooms (23:00 to 07:00), 35 dB LAeq in bedrooms (07:00 to 23:00) and less than 40 dBLAeq in living areas.

A report shall be produced containing all raw data and showing how calculations have been
made shall be submitted to the Local Planning Authority. The development shall then be carried out in accordance with the approved details and be completed prior to first occupation of the development.

Submission to follow.

8. Condition: External Lighting

Prior to the commencement of development, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include positioning, type of light and level of luminance. The development shall be carried out in accordance with the approved details.

Please refer to drawing 00625 - AL(0)05 External Lighting showing the location of proposed external lighting.

External Light Type 1 : (Figure 1)
Endon Severus Warm White LED Outdoor Wall Light – Horizontal

- Lumens : 65
- Light Colour : Warm White
- Colour (K) : 3000
- Technology : LED
- Size: H 80 x W 230 x D 30mm

For further information please refer to website :
https://www.lighting-direct.co.uk/endon-severus-warm-white-led-outdoor-wall-light-horizontal.html

External Light Type 2 : (Figure 2)
Searchlight Coastal Outdoor Wall Light - Black

- Lumens : 270
- Light Colour : Warm White
- Colour (K) : 3000
- Technology : LED
- Size: H 120 x Dia 80mm

For further information please refer to website :
https://www.lighting-direct.co.uk/searchlight-coastal-outdoor-wall-light-black.html



Figure 1



Figure 2

9. Condition: Storage of Refuse

Prior to the commencement of development details for the loction and storage of refuse bins shall be submitted to and approved in writing by the Local Planning Authroity. Thereafter the development shall proceed strictly in accordance with the approved details and the refuse facilties shall be retained for the lifetime of the development.

Please refer to drawing 00625 - AL(0)03A. Bin storage located adjacent to neighbouring properties' bins. Collection as per other residential units in area.