

Jon Suckley
Asteer Planning Suite 510
Manchester
M3 4EL

Laver Leisure (Oakamoor) Ltd
C/O agent

Application no: SMD/2019/0716

Determined on: 10th January 2024

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as Amended)**

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:

Moneystone Quarry Cheadle Road Oakamoor Staffordshire ST10 2DZ

Description of Development:

Retention of former laboratory building and change of use to a sports hall with climbing wall, soft play area, two-lane mini bowl, cinema room; craft room and craft store, bike store and maintenance and bike hire office, cafe, viewing area, WCs, management office and plant rooms associated with Moneystone Park external alterations and reconfiguration of existing car park to provide 24no. car parking spaces.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

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

Reason:- To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

1733 MS 002	Location plan
1733 LB 004	Existing floor plan

1733 LB 005	Existing elevations
1733 LB 009	Existing Site plan
1733 LB 010	Proposed Floor plan
1733 LB 019 Rev B	Proposed site plan
1733 LB 014 Rev 1	Proposed elevations

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The development hereby permitted shall only be used and operated as a facility of the adjacent leisure scheme permitted under SMD/2016/0378 and shall not at any time be sold, let or used as an independent standalone facility.

Reason:- In the interests of highway safety and the integrity of the Approved Restoration Plan for the site.

4. No external works to the building shall take place until such time that samples of all facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority (LPA). The development shall subsequently be carried out strictly in accordance with the approved details

Reason:- To ensure an acceptable external finish and in the interests of the character and appearance of the area

Electric vehicles charging points

5. The use hereby permitted shall not commence until such time that electric vehicle charging (EVC) points are installed and are operational in accordance with a scheme which shall first have been submitted to and approved in writing by the LPA. The Scheme shall be based on 1 EVC point for every 6 spaces provided and it shall include appropriate cable provision to prepare for increased demand in future years

Reason: - To promote the use of low emission vehicles and mitigate the impact of any additional vehicles on local air pollution

Construction and Environmental Management plan

6. No works to implement the change of use hereby approved 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 public footpaths crossing the site during the construction works.

All works shall be carried out in accordance with the approved Method Statement.

Reason: To protect the amenities of the area.

Unexpected Contamination

7. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. If after consultation with the Local Planning Authority the contamination is considered to pose a possible risk, to human health, buildings and other property and the natural and historical environment (receptors), development shall not continue further until a site investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority. If the contamination investigation and risk assessment indicates that potential risks exist to receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to the receptors has been submitted to and approved in writing by the Local Planning Authority. The approved remediation shall be carried out prior to the development being brought into use.

Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Waste Management

8. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

Reason: To protect the amenities of the area.

Noise and Sound Insulation

9. A scheme for the containment of operational related noise for the development hereby approved which is designed for entertainment and leisure purposes shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building. The approved scheme(s) shall be fully implemented prior to the occupation of the building.

Reason: To protect the nearby properties from noise.

10. There shall be no means for the amplification of sound (music, voice, soundtrack) installed to the exterior of any buildings hereby approved with the exception of fire and security alarms.

Reason: To protect occupiers from noise and safeguard their residential amenities.

11. No plant or machinery shall be installed within any part of the development hereby approved until a scheme specifying the make, model and position of the plant or machinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of the predicted sound levels that will result from the plant or machinery at noise sensitive locations. The methodology of such assessment including the noise sensitive locations shall be first agreed in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved scheme.

Reason:- To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution

Lighting

12. The development hereby permitted shall not be brought into use until full details of the proposed external lighting scheme has been first submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be "low level" lighting and shall be broadly in accordance with guidance set out in the Institute of Lighting Engineers (Reduction of Light Pollution)(2011) or prevailing guidance and be accompanied by evidence that it is approved by a qualified ecologist in relation to its impact on bats. There shall be no external lighting other than in accordance with the approved details.

Reason:- In the interests of residential amenity, the character and appearance of the Area, nearby Listed buildings and protected species

Highways

13. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with drawing 1733-LB-019

Reason:- To comply with the Policies contained within the Staffordshire Moorlands Local Plan policies DC1 and T1 and in the interest of highway safety.

No right turn

14. The development hereby permitted shall not be brought into use until such time that details (including signage and road markings) of the works to realign the main site access on Eaves Lane, so as to prohibit vehicles from turning right out of the site into Carr Bank Lane have been submitted to and approved in writing by the Local Planning Authority. The highways works shall be completed in accordance with the approved details and shall thereafter be retained for the life of the development.

Reason:- In the interests of highway safety and to ensure the development aligns with the approved access arrangements under with SMD/2016/0378

Landscaping

15. Notwithstanding the submitted plans, no works to implement the change of use hereby permitted shall commence until such time that a fully detailed landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be accompanied by a BNG metric (4.0) to demonstrate that a net gain in biodiversity of at least 10% is achieved.

The approved landscape and planting scheme shall thereafter be implemented within the first available planting season following the development being brought into use.

Any tree, hedge or shrub planted as part of the approved landscape and planting scheme (or replacement tree/hedge) on the site, 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 with others of a similar size and species.

Reason:- In the interest of the character and appearance of the area, the setting of nearby Listed buildings and to secure a net gain in biodiversity

Biodiversity

16. The development hereby approved shall not be brought into use until such time that a long term Maintenance and Monitoring plan (MMP) for existing and newly created habitats on the site has been submitted to and approved in writing by the LPA. The development shall thereafter be implemented, managed, maintained and monitored in accordance with the approved MMP

Reason:- To ensure a biodiversity net gain and biodiversity enhancement

17. The development hereby approved shall be carried in strict accordance with the species protection measures for bats and birds set out in Bowland Ecology; Ecological Advice Note : Sibelco Laboratory, Moneystone Quarry dated 30/3/2020

Reason:- In the interests of protected species

18. No works to implement the change of use hereby permitted shall commence until such time that Method Statements for the protection of amphibians, reptiles and badgers has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details

Reason:- In the interests of protected species

Drainage

19. No works to implement the change of use hereby permitted shall commence until full details for the disposal of foul and surface water have been submitted to and approved in writing by the Local Planning Authority. Surface water drainage shall be based on SUDS principles. Details shall include arrangements for future maintenance and management of both the foul and surface water systems. The development shall thereafter be carried out, maintained and managed strictly in accordance with the approved details

Reason:- In the interests of securing an acceptable drainage system and biodiversity enhancement

20. Prior to the commencement of any works to implement the change of use hereby permitted an amended floor plan shall be submitted to and approved in writing by the Local Planning Authority showing the provision of showers within the building. The development shall subsequently be carried out in accordance with the agreed and amended plan
Reason:- To ensure facilities to enable the use to operate effectively are provided within the building

Informative

A sustainable development has been negotiated which accords with the provisions of the National Planning Policy Framework

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel:0333 880 2000.
1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
6. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority’s decision then you must do so within 12 weeks

of the date of this notice.

7. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
10. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
11. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
12. Domestic sprinklers
Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1
If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)
13. Working smoke alarms correctly positioned in your home can save your life.

The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month. Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.