

Dealt with by: Rachael Simpkin

Our Ref: DOC/2021/0001 & 2024/0041

Direct Dial: (01538) 395400 ext. 4122

24th September 2024

Mr R Meachin
Persimmon Homes North West
1st Floor East
Chadwick House
Birchwood Park
Warrington
WA3 6AE

Dear Mr Meachin,

SMD/2018/0180 for 'Hybrid planning application on land east of Froghall Road and north of Ayr Road/Cheltenham Avenue, Cheadle seeking 1) full permission for 125 dwellings and access to proposed primary school and 2) outline permission for up to 135 dwellings and primary school with all matters reserved at land to the east of Froghall Road and North of Ayr Road and Cheltenham Avenue, Cheadle, Staffordshire Moorlands.

I refer to correspondence in connection with conditions imposed on the following above planning permission and for the purposes of this letter, please note my comments as follows:

FULL – PHASE 1:

Time Limits (Full – Phase 1)

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

Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

COMPLIANCE

Approved Plans (Full - Phase 1)

2. The development hereby approved for Phase 1 shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:

Location Plan	ARC/LP/01 Rev B
Phase 1 Planning Layout Rev Z3	ARCH/PL/PH1 Rev Z3
Proposed Site Access Arrangement	2002-F01 Rev A
Site Access Arrangement off Ayr Road	2002-F02
Site Access Arrangement off Cheltenham Avenue	2002-F03 Rev A
Single/Double Garage Plans and Elevations	SGD-01 Rev B
Alnmouth Housetype Plans and Elevations	AM-WD10
Alnmouth Housetype Plans and Elevations (Render)	AM-WD10
Danbury Housetype Plans and Elevations	DY-WD10
Danbury Housetype Plans and Elevations (Render)	DY-WD10
Danbury+ Housetype Plans and Elevations (Additional Window)	DY-WD12
Danbury+ Housetype Plans and Elevations	DY+-WD10
Danbury+ Housetype Plans and Elevations Plot 91	DY-WD13
Danbury+ Housetype Plans and Elevations (Render)	DY+-WD15
Chedworth Housetype Plans and Elevations	CD-WD10
Chedworth Housetype Plans and Elevations Additional Window, Render and Chimney)	CD-WD12
Chedworth Bay Housetype Plans and Elevations (Render and Chimney)	CD-WD13
Clayton Corner Housetype Plans and Elevations (Render)	CCA-WD11 Rev K
Clayton Corner Housetype Plans and Elevations (Render and Chimney)	CCA-WD12 Rev 0
Clayton Housetype Plan and Elevations	CA-WD10

Clayton Housetype Plans and Elevations (Chimney)	CA-WD10
Hatfield Corner Housetype Plans and Elevations	HTC-WD13 Rev 0
Hatfield Corner Housetype Plans and Elevations (Render and Chimney)	HTC-WD13 Rev 0
Hatfield Corner Housetype Plans and Elevations (Chimney)	CHT-WD10 Rev 0
Hatfield Housetype Plans and Elevations (Additional Window and Chimney)	HT-WD12
Hatfield Housetype Plans and Elevations (Additional Window)	HT-WD11
Hatfield Housetype Plans and Elevations	HT-WD10
Kendal Housetype Plans and Elevations	KL-WD10 Rev G
Kendal Housetype Plans and Elevations (Additional Window)	KL-WD10 Rev G
Kendal Housetype Plans and Elevations (Chimney)	KL-WD11 Rev 01
Longthorpe Additional Window Housetype Plans and Elevations	LG-WD10 Rev D
Longthorpe Housetype Plans and Elevations	LG-WD10 Rev D
Longthorpe Housetype Plans and Elevations (Render)	LG-WD11 Rev D
Stafford Housetype Plans and Elevations (Additional Window and Chimney)	SF-WD10 Rev G
Stafford Housetype Plans and Elevations (Chimney)	SF-WD10 Rev G

Reason:- To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

COMPLIANCE

Breach of condition, however, ref. SMD/2021/0456 has been submitted in an attempt to remedy the breach and is pending.

House Type Details (Full - Phase 1)

3. Prior to any works taking place above damp proof course level on Phase 1, details of facing materials to be used in the construction of external walls and roofs of the dwellings, garages and chimneys, eaves, verges, windows (including head and sill details), doors (including garage) and hard surfacing (including shared surfaces) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason:- In the interests of the character and appearance of the area.

DOC/2021/0001

SATISFIED in accordance with the following details:

Revised submission:

- **Finishes Schedule Rev D ref: CAR-FS-05a**
- **Materials Samples document received 28th May 2024**

Boundary Treatment (Full - Phase 1)

4. No development shall commence on site for Phase 1, with the exception of site remediation works until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling to which they relate to. Any other enclosure shall be carried out in accordance with the approved details prior to the proposed development being brought into first use. The approved scheme shall be maintained for those purposes at all times thereafter for that phase.

Reason:- In the interests of the character and appearance of the area, provision of private amenity space and Designing out Crime.

DOC/2021/0001

REFUSED in accordance with the following details:

Revised submission:

- **Revised Boundary Treatment Plan (Ref: ARCH/PL/BT1 Rev E)**

Breach of condition, however, ref. SMD/2021/0456 has been submitted in an attempt to remedy the breach and is pending.

Refuse Storage (Full - Phase 1)

5. No development shall commence on site for Phase 1, with the exception of site remediation works until details of the storage of refuse (collection points and in-plot), including details of location, size, means of enclosure and materials have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved refuse storage scheme for that dwelling has been completed and made available for use in accordance with the approved details. The approved scheme shall be maintained for those purposes at all times thereafter for that phase.

Reason:- In the interests of the character and appearance of the area and highway safety.

DOC/2021/0001

REFUSED in accordance with the following details:

Revised submission:

- Refuse Storage Plan - ARCH/PL/RS1
- Bin Collection Area Detail - PHNW-BS-03

Breach of condition, however, ref. SMD/2021/0456 has been submitted in an attempt to remedy the breach and is pending.

Removal of Permitted Development Rights (Full - Phase 1)

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification):-

a) No development for Phase 1 as specified in Part 1 Class(es) A, AA, B, C, D and E other than those expressly authorised by this permission, shall be carried out on any plot without express planning permission first being obtained from the Local Planning Authority.

b) No development for Phase 1 as specified in Part 1 Class F other than those expressly authorised by this permission, shall be carried out on any plot without the express planning permission first being obtained from the Local Planning Authority, and,

c) No development as specified for Phase 1 in Part 2 Class A other than those expressly authorised by this permission, shall be carried out on any plot without the express planning permission first being obtained from the Local Planning Authority.

Reason:- In the interests of the character and appearance of the area and maintaining good amenity standards.

COMPLIANCE

Landscaping (Full – Phase 1)

7. No development hereby permitted shall commence on site for Phase 1, with the exception of site remediation works, until a comprehensive landscaping scheme providing for the landscape treatment of all plots and areas of open space within Phase 1 has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include full details of all new trees, shrubs and any other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The scheme shall also include the retention of the hedgerow trees along the eastern boundary of the open space with public footpath IR/2575 as well as those hedgerows alongside the southern boundary of Phase 1. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) prior to the first occupation of Phase 1 hereby approved. The trees and shrubs etc to be planted in accordance with the approved landscaping scheme shall be properly maintained for a period of 5 years following planting or other such period as specified by the Landscape and Ecological Management Plan for areas of open space. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable planting season for this phase.

Reason:- To protect existing trees and hedgerows and in the interests of the character and appearance of the area.

DOC/2021/0001

REFUSED in accordance with the following details:

Revised submission:

23.06.21

- **LDS439-05B Landscape Masterplan.pdf**
- **LDS439(B)-LMMS.pdf**
- **LDS439(B)-LS.pdf**
- **LDS439-01C Landscape 1 of 4.pdf**
- **LDS439-02C Landscape 2 of 4.pdf**

- LDS439-03C Landscape 3 of 4.pdf
- LDS439-04C Landscape 4 of 4.pdf
- LDS439-06C Landscape Management Plan.pdf

Breach of condition, however, ref. SMD/2021/0456 has been submitted in an attempt to remedy the breach and is pending.

Highways (Full – Phase 1)

8. No development hereby permitted shall commence on site for Phase 1, with the exception of site remediation works, until full details indicating a revised, reduced length bus stop in its existing location have been submitted to and approved in writing by the Local Planning Authority. The revised bus stop scheme shall thereafter be provided in accordance with the approved details prior to Phase 1 of the proposed development being brought into first use.

Reason:- In the interests of highway safety.

DOC/2021/0001

Revised submission:

24.05.24

- Technical Approval email from Philip MaQuade (SCC) dated 30/5/2022
- Drawing Issue Sheet No. 41-1/1
- Dwg. No. 41-01-P4 Kerbing & Surfacing
- Dwg. No. 41-02-P4 Signing & Lining
- Dwg. No. 41-03-P1 Topographical Survey Information
- Dwg. No. 41-04-P1 Existing Services
- Dwg. No. 41-05-P1 Proposed Level Information
- Dwg. No. 41-06 P1 Vehicle Tracking
- Dwg. No. 41-07 S111 General Arrangement P3
- Tender Summary – S278 Works – dated 30 July 2020

PENDING – awaiting confirmation of the formally approved drawings by Staffordshire County Council.

9. Before Phase 1 of the proposed development is brought into first use, full technical details of the proposed access off the A521 Froghall Road shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be provided in accordance with the approved details prior to Phase 1 being brought into first use.

Reason:- In the interests of highway safety.

DOC/2021/0001

Revised submission:

24.05.24

- Technical Approval email from Philip MaQuade (SCC) dated 30/5/2022
- Drawing Issue Sheet No. 41-1/1
- Dwg. No. 41-01-P4 Kerbing & Surfacing
- Dwg. No. 41-02-P4 Signing & Lining
- Dwg. No. 41-03-P1 Topographical Survey Information
- Dwg. No. 41-04-P1 Existing Services
- Dwg. No. 41-05-P1 Proposed Level Information
- Dwg. No. 41-06 P1 Vehicle Tracking
- Dwg. No. 41-07 S111 General Arrangement P3
- Tender Summary – S278 Works – dated 30 July 2020

PENDING – awaiting confirmation of the formally approved drawings by Staffordshire County Council.

10. The development hereby permitted for Phase 1 shall not be brought into first use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the lifetime of the development.

Reason:- In the interests of highway safety.

COMPLIANCE

11. The development hereby permitted for Phase 1 shall not be brought into first use until a surface water drainage interceptor, connected to a surface water outfall has been provided across the access immediately to the rear of the highway boundary for any driveway which falls towards an adoptable highway.

Reason:- In the interests of highway safety.

COMPLIANCE

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and / or re-enacting that Order) the garage / car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging / parking of private motor

vehicles associated with the residential occupation of the property concerned without the grant of further specific planning permission from the Local Planning Authority.

Reason:- In the interests of highway safety.

COMPLIANCE

Coal Authority (Full – Phase 1)

13. No development hereby permitted for Phase 1 shall commence until a scheme of remedial measures for mine entry 104344-004, together with implementation timescales of those remedial works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details and implemented in accordance with the details and timescales so approved.

Reason:- The application site can be made safe and stable for the proposed development.

DOC/2021/0001

SATISFIED in accordance with the following details:

Revised submission:

- **Mine Shaft Treatment Proposals (May 2021, prepared by bEk Environ Ltd)**

Air Quality (Full – Phase 1)

14. No development hereby permitted for Phase 1 shall be commenced with the exception of site remediation works until an air quality mitigation strategy, detailing all possible mitigation measures to improve air quality at the locations identified in the report AQ105750R2 to be impacted by the proposed development in 2022 (Receptors: R4, R24, R25) has been submitted to and approved in writing by the Local Planning Authority. The full scope of the mitigation plan shall be first agreed in writing with the Local Planning Authority and shall be so designed to quantify the source contributions (e.g. HGVs, buses, taxis, cars etc.) responsible for the exceedance of the relevant objective in 2022 and detail possible mitigation measures to improve air quality. These shall include the best practice off-setting techniques that will be implemented by the applicant. The development of Phase 1 shall thereafter be carried out strictly in accordance with the best practice off-setting techniques as identified in the approved mitigation strategy and the measures relating to Phase 1 shall be completed prior to Phase 1 being brought into first use.

Reason:- In the interests of achieving appropriate environmental standards.

DOC/2021/0001

Revised submission:

15.04.24

- **Air Quality Mitigation Strategy Cheadle North Strategic Development Persimmon Homes (North West) Limited MAN.1033.AQ.050.R.002**

PENDING – references to draft status within the document should be omitted.

(FULL & OUTLINE ALL PHASES 1, 2A & 2B):

Phasing Plan (All Phases)

23. No phase of development hereby permitted shall commence until a Phasing Programme has been submitted to and approved in writing by the Local Planning Authority. The Programme shall provide details of the phasing of the development including the extent and composition of the phases and the overall likely programme for the development. The development shall only be carried out in accordance with the approved Phasing Programme and implemented in accordance with the details and timescales so approved.

Reason:- To define the permission and in the interests of proper planning.

DOC/2021/0001

SATISFIED in accordance with the following details:

Original submission:

- **Cheadle Phasing Plan - ARC-1061 Rev A**

Levels (All Phases)

24. No phase of the development hereby permitted shall commence, with the exception of site remediation works, until detailed plans and sections showing both existing and proposed site levels for that phase, together with the proposed relationship with adjacent phase(s) have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.

Reason:- To define the permission and in the interests of proper planning.

DOC/2021/0001

REFUSED in accordance with the following details:

Phase 1 only

Original submission:

- **40-06-01 External Works Sheet 1 of 2**
- **40-06-02 External Works Sheet 2 of 2 P2**
- **Topographical Survey**

Breach of condition, however, ref. SMD/2021/0456 has been submitted in an attempt to remedy the breach and is pending.

Trees / Hedgerows (All Phases)

25. No phase of the development hereby permitted shall commence (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until temporary tree protection barriers and advisory notices for that phase have been erected for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' and this shall be retained in position for the duration of the period that development takes place for each phase. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires for that phase.

Reason:- To protect existing trees and hedgerows during construction in the interests of the character and appearance of the area.

COMPLIANCE

Biodiversity / Ecology (All Phases)

26. No phase of the development hereby permitted shall commence (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until a LEMP (Landscape and Ecological Management Plan) for that phase, together with the proposed relationship with adjacent phase(s), has been submitted to and approved in writing by the Local Planning Authority, giving details of the proposed creation, maintenance, management and development, including timescales and delivery mechanisms, for all landscaping and wildlife habitats and associated structures / features within the various public open spaces, ecological areas and structural landscape buffer strips for that phase. This

shall include full and accurate locations of existing and any proposed new habitats; technical specifications, timescales and phasing for the creation of any new habitats; 5-year establishment and aftercare management prescriptions for any newly created habitats and a minimum 20-year maintenance and management operations for all habitats throughout the phase to be monitored and reviewed every 5 years for each phase. Following approval of such a management plan, the scheme for each phase shall be fully implemented in accordance with the details and timescales so approved.

Reason:- In the interests of nature conservation.

DOC/2021/0001

Scheme REFUSED as follows:

Revised submission:

23.06.21

- **LDS439-05B Landscape Masterplan.pdf**
- **LDS439(B)-LMMS.pdf**
- **LDS439(B)-LS.pdf**
- **LDS439-01C Landscape 1 of 4.pdf**
- **LDS439-02C Landscape 2 of 4.pdf**
- **LDS439-03C Landscape 3 of 4.pdf**
- **LDS439-04C Landscape 4 of 4.pdf**
- **LDS439-06C Landscape Management Plan.pdf**

27. No phase of development shall commence (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until a CEMP (Construction Environmental Management Plan) for that phase, together with the proposed relationship with adjacent phase(s) has been submitted to and approved in writing by the Local Planning Authority. This must include:

- Risk assessments of potentially damaging construction activities;
- Identification of biodiversity protection zones;
- Practical measures during construction to avoid or reduce impacts during construction (may be provided by method statements);
- The location and timing of sensitive works to avoid harm to biodiversity;
- No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development;
- Confirmation that there will be no clearance of trees, shrubs, tall ruderal or brambles between 31st March and 31st August inclusive unless a competent ecologist has undertaken a careful detailed check of vegetation for active birds

nests, immediately before vegetation removal, and provided written confirmation that no birds will be harmed and / or appropriate methods are in place to protect nesting bird interests on site. Any such written confirmation required shall be submitted and approved in writing by Local Planning Authority before any clearance of trees, shrubs, tall ruderal or brambles is undertaken;

- Suitable methodology for the removal of Japanese Rose before any work is undertaken on the hedgerows;
- Lighting used during construction to minimise impacts on wildlife;
- Open excavations or pipes to be sealed at night. Ramps / planking to be installed to permit wildlife to escape being trapped in structures during construction;
- The role and responsibilities of an ecological clerk of works or similar competent person;
- Disposal of waste material on site; and,
- Use of protective fences, exclusion barriers and warning signs.

The CEMP shall be implemented and adhered to throughout the construction period strictly in accordance with the approved details for that phase.

Reason:- In the interests of protected species and habitats during construction.

DOC/2021/0001

Phase 1 only

Revised submission:

- **CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) ref. 8424.005 December 2020**
- **Emails, including photographs dated 3rd August 2022 Outfall Works & Water Vole Zone**

PENDING – awaiting confirmation of the documents by Staffordshire Wildlife Trust.

28. No phase of development shall commence, with the exception of site remediation works, until details of a lighting scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The design and location of lighting shall not impact on foraging or commuting bats and shall minimise disturbance to other wildlife avoiding retained and enhanced habitat areas. The scheme shall be implemented in accordance with the approved details and timescales as specified for that phase.

Reason:- In the interests of nature conservation.

DOC/2021/0001

Phase 1 only

Revised submission:

- Vmax Installation ref. SE1PT1 Rev A
- Road Lighting Design Brief – Ayr Road, Cheadle Job code – RDT0720 31st July 2020
- Proposed Lighting Columns s38 Ayr Road, Cheadle Sheet 1 of 2 ref. 01733-01
- Proposed Lighting Columns s38 Ayr Road, Cheadle Sheet 2 of 2 ref. 01733-02
- Street Lighting Design Policy ref. SLP500 Issue Date: Version 3.1 July 2018
- Specification for Road Lighting and Lit Traffic Signs on New Developments and other New Installations and Alterations ref. SLP501 Issue Date: Version 3.1 July 2018
- Highway Works Detail Drawings ref. SLP502 Issue Date: Version 3.1 July 2018

PENDING – awaiting confirmation of the documents / drawings by Staffordshire Wildlife Trust.

29. Any mature tree to be removed or to have substantial crown pruning operations carried out shall first be carefully inspected for the potential to provide bat roosting opportunities. Any tree which has such potential (which could include cavities, splits, decay pockets, hollow stems or branches, areas of loose bark, dense ivy cover or dense epicormic shoots) shall be subject to a further detailed and if necessary climbing inspection by a licensed bat worker immediately prior to felling or pruning, and all felling or pruning of such trees shall take place in the presence of the bat worker who can then immediately advise on appropriate measures if bats are encountered during dismantling, felling or pruning operations.

Reason:- In the interests of nature conservation.

COMPLIANCE

Drainage / Flood Risk (All Phases)

30. The development shall be carried out in accordance with the approved Flood Risk Assessment, Rev 03, ref. 881287-R1(03)-FRA dated February 2019 undertaken by RSK Ltd and letter ref. 881287_L01_K dated 29 August 2019 and the following mitigation measures it details:

- All development shall be located outside of the flood plain, and,

- There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within 8 metres of the top of any bank of watercourses. These mitigation measures shall be fully implemented prior to first occupation and subsequently in accordance with the scheme's timing / phasing arrangements in accordance with Condition 23. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason:- To reduce the risk of flooding to the proposed development and future occupants. To maintain access to the watercourse for maintenance or improvements to provide for overland flood flows and to avoid adverse impact on flood storage.

COMPLIANCE

Breach of condition, however, ref. SMD/2021/0456 has been submitted in an attempt to remedy the breach and is pending.

31. No phase of the development hereby permitted shall be commenced, with the exception of site remediation works, until drainage plans for the disposal of foul and surface water flows for that phase have been submitted to and approved by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved details before the development is first brought into use for that phase.

Reason:- This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

DOC/2021/0001

Scheme REFUSED as follows:

Phase 1 only.

Revised submission:

17.06.21

- 881287-40-01 Drainage Layout P18
- 881287-40-02-03 Long Sections Sheet 4 of 4 P4
- 881287-40-05-02 - Surface Water PDS Schedule P8
- 881287-40-17 Hydrobrake Detail P8
- 881287-40-18 Headwall Details P6
- 881287-40-19 Pond Details P5
- 881287-40-20 S104 Agreement Plan P14

Breach of condition, however, ref. SMD/2021/0456 has been submitted in an attempt to remedy the breach and is pending.

Construction / Demolition (All Phases)

33. No phase of the development hereby permitted shall be commenced (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until a Demolition, Construction and Environmental Method Statement for that phase has been submitted to and approved in writing by the Local Planning Authority and shall include the following details:-

- i. the hours of work, which shall not exceed the following: Construction and associated deliveries to and from 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. A site compound with associated temporary buildings;
- vii. the parking of vehicles of site operatives and visitors;
- viii. the loading and unloading of plant and materials;
- ix. the storage of plant and materials to be used in constructing the development;
- x. Routing of vehicles to and from the site;
- xi. Wheel wash facilities;
- xii. Road sweepers;
- xiii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and,
- xiv. 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 within a phase of development shall be carried out in accordance with the approved details.

Reason:- To protect the amenities of the area, including in the interests of highway safety.

DOC/2021/0001

Phase 1 only

Revised submission:

17.05.24

- **Pre-Construction Information, PERSIMMON GROUP HEALTH & SAFETY DEPARTMENT MANAGEMENT MANUAL PROCEDURE, No: PHGPR:005a, Issue Date: August 2015**
- **Construction Environmental Management Plan, Pottery Gardens – Ayr Road, Cheadle August 2022 REV A**
- **Construction & Traffic Management Plan ref. ARCH/PL/CM1**
- **Standard Site Compound ref. SCC-WD01**

PENDING – awaiting confirmation of the drawings / documents by Staffordshire County Council (Highways).

34. No mud or other deleterious material shall be deposited on the highway and any that is shall be immediately removed.

Reason:- To protect the amenities of the area, including in the interests of highway safety.

COMPLIANCE

Contamination (All Phases)

35. No phase of development hereby permitted shall be commenced until such time as a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines, pipes and buildings), adjoining land and ground and surface waters for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme must include:

- a) A site investigation scheme, based on the information already provided to support a detailed assessment of risks to all receptors that may be affected, including those off site,
- b) The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and a remediation strategy giving full details of remediation objectives and remediation criteria, and,
- c) A validation plan providing details of the data that will be collected in order to demonstrate that the all works set out in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

- d) The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All works within a phase of development shall be carried out in accordance with the approved scheme.

DOC/2021/0001

“PART” SATISFIED in accordance with details as follows:

Phase 1 only

Revised submission:

- E3P, Ground Gas Addendum Report (Ref: 14-156-R2) dated May 2021 Phase 1
- BEK Letter to Daniel McCrory (ref. BEK/20691/210719-SMDCHBC-REVA), dated 19th July 2021
- Remediation & Enabling Work Strategy (ref. BEK-20691-1 (Rev C)) prepared by BEK, dated October 2021
- BEK email to Rachael Simpkin dated 19th December 2022
- Additional Ground Gas Assessment (ref. 11-156-L4-1) prepared by E3P, dated 7th March 2023

36. Prior to bringing any phase of the development into first use, a validation report for that phase demonstrating completion of the works as set out in the approved remediation strategy and the effectiveness of the remediation for that phase shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria for each phase have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the validation plan and for the reporting of such monitoring to the Local Planning Authority for that phase.

DOC/2024/0041

“PART” SATISFIED in accordance with details as follows:

Phase 1 only

- Interim Verification Report Rev A for Land Located off Ayr Road, Cheadle ref. BEK-20691-3 Rev A dated 17th June 2024

37. In the event that contamination is found at any time when carrying out the approved development for any phase it must be reported immediately in writing to the Local Planning Authority. Development shall not commence any further for that phase until an initial investigation and risk assessment has been completed in accordance with a scheme to be first submitted to and agreed in writing by the Local Planning Authority, which shall assess the nature and extent of any contamination for that phase. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development for that phase shall not commence further until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment for that phase has been prepared and shall be subject to the prior written approval of the Local Planning Authority. All works within a phase of development shall be carried out in accordance with the approved scheme.

COMPLIANCE

38. No topsoil / fill material shall be imported to the site for any phase of development until it has been tested for contamination and assessed for its suitability for the proposed development for that phase. A suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site for each phase. The methodology shall include: the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall be carried out and the validity evidence shall thereafter be submitted to and approved in writing by the Local Planning Authority prior to any importation of such material onsite for that phase. All works within a phase of development shall be carried out in accordance with the approved scheme.

Reasons (35 to 38):- 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.

COMPLIANCE

Noise Impacts (All Phases)

39. The machinery, plant or equipment including installed or operated in connection with the carrying out of the development hereby approved shall be so enclosed and / or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate

occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014.

Reason:- To protect the amenities of the area.

COMPLIANCE

40. No phase of the development hereby permitted shall commence, with the exception of site remediation works, 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 for that phase. The submitted scheme shall have due regard to British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and shall be so designed to achieve noise levels of less than 35 dB LAeq in bedrooms, less than 40 dB LAeq in living areas and 55dB LAeq in outside living areas for that phase. A report containing all raw data and showing how calculations have been made shall be submitted to and approved in writing by the Local Planning Authority for each residential phase. All works within a phase of development shall be carried out in accordance with the approved scheme prior to any building or dwelling brought into first use for that phase and shall be maintained for those purposes at all times thereafter.

Reason:- To protect the amenities of the area.

DOC/2021/0001

SATISFIED in accordance with the following details:

Phase 1 only

Original submission:

- Noise Impact Plan - ARCH/PL/NA1
- P17-430-R01v2 - Cheadle North Strategic Development Area - Noise Impact Assessment

Archaeology (All Phases)

41. No phase of the development hereby permitted shall commence until a written scheme of archaeological investigation for that phase has been submitted to and approved in writing by the Local Planning Authority and until any pre-start element has been completed in accordance with the approved scheme. The scheme shall include an assessment of significance and research questions and the following information:

- a) The programme and methodology of site investigation and recording;
- b) The programme for post-investigation assessment;
- c) Provision to be made for analysis of the site investigation and recording;

- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- e) Provision to be made for archive deposition of the analysis and records of the site investigation, and,
- f) Nomination of a competent person or persons / organisation to undertake the works.

No dwelling or building shall be occupied in a phase until the site investigation and post investigation assessment for that phase has been implemented in accordance with the approved written scheme of investigation and the provision to be made for analysis, publication and dissemination of results and archive deposition have been secured.

Reason:- In the interests of archaeological and heritage interests.

DOC/2021/0001

SATISFIED in accordance with the following details:

Revised submission:

- **Written Scheme of Investigation for Archaeological Watching Brief (C Henshaw – amended version September 2022 with addendum for evaluation)**
- **Archaeological Evaluation Report (C Henshaw – March 2023)**
- **Archaeological Watching Brief Report (C Henshaw – May 2024)**

Note: an archaeological interpretation board should be secured in relation to pending planning application ref. SMD/2021/0456.

Should you wish to discuss these matters further, please do not hesitate to contact Rachael Simpkin (Senior Planning Officer) on the direct line above.

Yours sincerely,

Rachael Simpkin
Senior Planning Officer
(Majors and Commercial)