

Condition Discharge Information

01418 – 27 Cheadle Road, Cheddleton, Staffordshire
ST13 7HN
Change of use from retail to form dwelling house.

Approval Reference – SMD/2024/0494

June 2025 Revision A

1. Condition: Commencement of Works

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

Agreed, no submission required.

2. Condition: Approved plans

The development hereby approved shall be carried out in complete accordance with the submitted plans and specifications as follows:-

01418 101, 103 and 0104

Agreed, no submission required.

3. Condition: Further Development

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) no additional windows or any other openings shall be installed in any part of the development, without express planning permission first being obtained from the Local Planning Authority.

Agreed, no submission required.

4. Condition: Further Development

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), no further development as specified in Part 1 Class(es) A, B, C, D and E or Part 2 Class(es) A to C shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Agreed, no submission required.

5. Condition: Windows

Before the first new window is installed, details of all proposed new and replacement windows, shown on drawings of scale 1:10 and including details of all materials and colours, shall be submitted to and approved in writing by, the local planning authority and all new windows shall be intalled in exact accordance with the approved details.

Please see submitted drawing PL(0)01 – Proposed Window Details.

6. Condition: Materials

All new or replacement bricks and roofing tiles shall match those of the existing building in terms of type, colour and texture.

Agreed, no submission required.

7. Condition: Hours of Operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all construction activities shall be restricted to the following times of operations.

"" 08:00 - 18:00 hours (Monday to Friday);

"" 08:00 - 13:00 hours (Saturday)

"" No working is permitted on Sundays or Bank Holidays.

Agreed, no submission required.

8. Condition: Construction Management

The development shall be carried out in accordance with the following measures:

I. 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. All waste transfer records shall be retained for inspection by officers of the Local Planning Authority;

II. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These shall be made available for inspection when required by officers of the Local Planning Authority

Agreed, no submission required.

9. Condition: Contamination

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. Development shall not continue until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified 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 human health, buildings and other property, and the natural and historical environment has been submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the approved remediation shall be submitted to and approved in writing by the Local Planning Authority.

Agreed, no submission required.

10. Condition: Lighting

The external artificial lighting incorporated into this site in connection to this application shall not cause glare or increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all external lighting to be installed under this permission shall be submitted to and approved in writing by the Local Planning Authority prior to installation and shall be installed in accordance with the approved details.

2no. traditional wall lanterns, 1 to each front door. To be **Zinc BIANCA Outdoor Up/Down Lantern Wall Light Black** or similar as below.



11. Condition: Noise

Before the development is first brought into use, a site specific noise assessment and scheme for protecting the proposed residential unit from external noise shall have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard 8233:2014 (Sound insulation and noise reduction for buildings) and the PROPG: Planning and Noise: New Residential Development. It shall be designed to achieve noise levels of less than 30 dB LAeq in bedrooms (23:00 to 07:00), 35dB LAeq in bedrooms (07:00 to 23:00), less than 40 dBLAeq in living areas and less than 55 dB LAeq in outdoor living areas.

The approved scheme shall be carried out prior to the first occupation of the development. Precompletion

tests shall be carried out to verify compliance with this condition and the results submitted to and approved in writing by the Local Planning Authority. A report shall be produced containing all raw data and showing how calculations have been made.

Please see submitted Noise Impact Assessment 20250520 9752.Cheddleton BS8233