

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: DOC

Application Number: DOC/2025/0080

Officer: T. Lunn

Date Received: 16/10/2025

Date: 14/11/2025

Particulars of Development: Discharge of condition 4 in relation to SMD/2022/0628

Location of Development 17 Cheadle Methodist Church Hall Charles Street Cheadle

Refusal

Note to Planning Officer

Discharge of condition 4 in relation to SMD/2022/0628

Condition 4- No development including demolition hereby permitted shall take place until a Demolition and Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan shall include but need not be restricted to the following details:
I. A scheme to minimise dust emissions arising from demolition/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.

II. A scheme to manage noise arising from demolition/construction activities on the site including hours of activity and use of generators.

III. A scheme to manage site access to and from the highway and the safety of highway users including pedestrians along with measures to protect users of adjacent private access routes and adjacent premises.

IV. A scheme for recycling of materials and disposal of waste resulting from the demolition/construction work with no waste material associated with the demolition or construction being burnt on site but shall be kept securely for removal to prevent escape into the environment.

V. Details of how the responsible person (e.g. site manager / office) can be contacted and arrangements for prior notification to the occupiers of potentially affected neighbouring properties.

VI. Loading and unloading of plant and materials and on-site storage; parking of vehicles of site operatives and visitors; site security. Once approved, all relevant activities on the site shall be carried out in accordance with Construction and Environmental Method Statement throughout the course of the development. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to any deviation from it.

Reason: To protect residents and the public users of the adjacent highway and safeguard the living conditions and amenities of the area during the demolition and construction.

Response

SMD/2022/0628 was refused by the Highway Authority.

Condition 4 CEMP – Not recommended by the Highway Authority.

The CEMP uses an aspect of the site that caused the refusal. It is also noted that the CEMP does not refer to the construction of a temporary access nor is there any detail on removing the access on completion of the development.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority