

Condition Discharge Information

00987 –Parkfields Farm Cherry Lane Cheadle Staffordshire
ST10 4QS.

Conversion and alteration of former agricultural buildings
to form 5no.dwellinghouses and associated works.

Approval Reference –
November 2025

1. Condition: Commencement of Works

The development, hereby permitted, shall be begun not later than 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 details as submitted in the application form and submitted specifications and as shown in drawings:

0987-07 Rev D – Block Plan as proposed

0987-08 Rev D – Ground Floor Plan as proposed

0987-09 Rev C – Plan enlargement Ground Floor as proposed

0987-10 Rev C – Plan enlargement Ground Floor as proposed

0987-11 Rev B – First Floor Plan as proposed

0987-12 Rev E – Elevations as proposed

0987-13 Barn 5 – Ground and first floor plans and section as proposed

0987-14 Site location plan red edge and site landscaping

No submission required.

3. Condition: Demolition

Nothing in this approval shall be interpreted as granting consent for demolition except where shown in the drawings hereby approved and there shall be no re-building in whole or in part of the structures being retained as hereby approved unless otherwise agreed in writing with the Local Planning Authority.

No submission required.

4. Condition: Repair, renovation and alteration works

Prior to the commencement of development a full schedule giving details of all the repair, renovation and alteration works to be undertaken including work to walls including a method statement for any taking down and rebuilding, making good and repointing including details of mortar mix, work to floors, ceilings and roof structure including purlins and trusses and treatment of demolition scarring shall be submitted to the Local Planning Authority and approved in writing and the works shall thereafter be undertaken in accordance with the details in the schedule as approved. The existing ventilation holes shall be retained to appear externally visible with glazing or blue brick infilling set to the interior of the openings as shown in drawing 0987-12 Rev E hereby approved and there shall be no variation unless otherwise agreed in writing with the Local Planning Authority.

See Schedule of Repairs Document.

5. Condition: Joinery details

Prior to the commencement of development detailed joinery plans and sections of the proposed frame structure and glazing to suitable scales in the range eg. 1:5, 1:10 and 1:20 as

appropriate together with details of proposed finishes and set-back position in the wall openings shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the details as approved in writing.

Specification to be read in conjunction with drawings: 0987_AC01 to AC05

All windows and doors to be to meet following specification:

- Frame/ Casement style: hardwood timber, flush casement- casement opening configuration and glazing bar details as set out in drawings.
- Glazing: double glazed units.
- External finish: Painted in heritage white (little Greene Intelligent exterior eggshell or similar).
- Setback: All windows and Doors to be set back a minimum of 50mm from external wall face.

6. Condition: Pointing

All pointing shall be of a strength and style appropriate to the type of walling materials used (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. A sample wall panel shall be completed on site which shall be inspected and approved in writing by the Local Planning Authority before external facing masonry work begins and shall remain on site during the period of construction. The development shall be carried out in accordance with the details of pointing and mortar mix as subsequently approved in writing by the Local Planning Authority.

Later submission.

7. Condition: Roof lights

Prior to the installation of roof lights the detailed design specifications shall be submitted to and approved in writing by the Local Planning Authority and all rooflights shall be fitted and thereafter retained for the life of the development in accordance with the details approved. Roof lights shall be of Conservation standard and shall be fitted flush with the plane of the roof and the frame shall have a black finish. The glazed area shall be subdivided vertically.

Specification to be read in conjunction with drawings: 0987_AC01 to AC05

All roof lights to be Conservation rooflights by Velux or The Rooflight Company to meet the following specifications:

- Flush profile finish
- Vertical glazing bar
- Dark grey external finish



8. Condition: Rainwater goods

All rainwater goods shall be of metal or wood to a profile the detail of which shall be

submitted to and approved in writing by the Local Planning Authority prior to installation.

All Rainwater goods to meet the following specification:

- All gutters, downpipes, outlets and connection joints in Cast iron (painted black)
- 100 x 75 deep half-round gutter profiles
- 65 round downpipes with black zinc plated traditional holderbat fixings



9. Condition: cowls, vents, ducts flues, extractor equipment

No external cowls, vents, ducts flues or extractor equipment whatsoever shall be installed in the development hereby approved without the prior written consent of the Local Planning Authority.

Later submission as required.

10. Condition: External lights

Prior to their installation, details of any external lighting to be installed within the development shall be submitted to and approved in writing by the local planning authority. The lighting shall be implemented in accordance with the approved details and retained thereafter as such.

Later submission.

11. Condition: Mitigation measures

The development shall take place incorporating the mitigation measures and in accordance with the working methods all as detailed at pages 49 to 57 in the submitted Bat and Bird Survey by S. Christopher Smith dated 22nd November 2021 or as stipulated by any Natural England European Protected Species (EPS) Licence in which case the work shall be implemented in accordance with the EPS Licence and in either event shall be implemented and retained as approved for the lifetime of the development.

No submission required.