

Date: 23/04/2026
Ref: DOC/2025/0087

Mr Munshi
Munshi and Partners
15 Cable Court
Preston
United Kingdom
PR2 9YW

Dear Mr Munshi

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of conditions 7 and 8 in relation to SMD/2025/0025
3 Tape Street Cheadle Staffordshire ST10 1BG

Thank you for your application to discharge conditions 7 and 8 of planning approval reference SMD/2025/0025.

Condition 7

Prior to first occupation of any of the units hereby approved the following shall take place:-

- a) a site specific scheme for protecting the proposed residential units from noise shall be submitted to and approved in writing by, the Local Planning Authority. The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and The ProPG; Planning and Noise; Professional Practice Guidance on Planning & Noise - New residential development.*
- b) A report shall be produced containing all raw data and showing how calculations have been made and a copy shall be submitted to the Local Planning Authority for its written approval*
- c) The approved scheme shall be fully implemented.*

The sound insulation proposals in Martin Environmental Solutions Ltd Report No: 3098-1 November 2025 along with the explanatory email (Neil Martin, Martin Environmental Solutions Ltd 23/3/26) can be accepted as sufficient to discharge the condition.

The submitted information assesses the sound impacts (internal and external) in the proposed residential unit and proposes the required mitigation to ensure compliance with the criteria sound levels in BS8233:2014 Guidance on sound insulation for buildings.

Please note that it is the responsibility of the developer to ensure all mitigation is installed as proposed before occupation of the units

Condition 8

Development should not commence until a ground gas risk assessment has been completed in accordance with a scheme to be agreed with the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written

report of the findings shall be submitted and agreed in writing with the Local Planning Authority. If the risk assessment indicates that gas protection measures are required, details of the gas protection scheme must be submitted and agreed in writing with the Local Planning Authority prior to installation. Prior to the development being first brought into use, a validation report demonstrating completion of the works set out in the approved gas protection scheme shall be submitted to and approved in writing by the local planning authority.

The Council's Environmental Health officer has reviewed the submitted Ground Gas Risk Assessment and comments that the report reviews the Consultants Mining Report, site produced in February 2024 by Sub Surface Ltd (SS) (report no. M3805), which concludes that although some small seams may be present they "do not consider there to be a potential for unrecorded shallow mine workings beneath the site". This was accepted by the Coal Authority. The report also concluded that there are no other obvious sources of ground gas (as outlined by the conceptual model). The above conclusions are agreed.

Condition number 8 is therefore satisfied.

I trust that the above is satisfactory.

Yours sincerely,

23/04/2026

X 

Jane Curley Principal Planning Officer

Signed by: Jane Curley