

Discharge of Conditions

2no Dwellings, Harewood Close, Cheadle
JOB NO: 3910

DATE: March 2026

Rev A: Details for Condition 11 updated.

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1.0 Introduction

This document has been prepared to support an application to discharge conditions associated with the following planning consent:

- SMD/2023/0270 (date of permission: 26th October 2023)

The above consent relates to the erection of 2no new dwellings on ground adjacent to Winrush, No.1 Harewood Close, Leek road, Cheadle.

There are 21 conditions in total, with 4no being pre-commencement and 5no being pre-occupation. The following sections within this report provides information relevant to discharge a number of the conditions and more specifically, those conditions which are pre-commencement.

2.0 Conditions

Condition 1 (timescales for development):

The development will commence prior to the expiration of October 2026 (3 years from the date of consent). The proposed start date for the development is April 2026 subject to discharge of relevant conditions.

Condition 2 (approved documents):

The development will be completed in accordance with the documents as named on the consent. If alterations / variations are required, these will be approved in writing prior to that works commencing.

Condition 3 (materials):

Pre-commencement Condition: The following materials are proposed on both dwellings:

External Brick: Wienerberger “Hathaway Brindled” – standard metric bricks with 10mm wide joints, bed in cementitious mortar, pointing recessed (3mm back from face of brick).

<https://www.wienerberger.co.uk/product-range/bricks/hathaway-brindled.html>

Roof Tile: Marley “Edgemere” concrete interlocking tiles in Anthracite secured over 25x50mm tiling battens.

[Edgemere Interlocking Slate Roof Tile | Marley](#)

Fascia Boards: Upvc fascia’s, soffits and bargeboards in Anthracite grey complete with Upvc rainwater – half round gutters laid to falls with 65mm diameter downpipes discharging into trapped gullies at ground level.

Windows: PPC metal framed double glazed windows to meet minimum 1.4 target u-value in line with requirements under AD-L of the building regulations. RAL reference for the frames to be confirmed in due course. All windows to be flush casement and set back a minimum of 50mm from the face of the external walls.

External Doors: Composite doors to meet minimum 1.4 target u-value as required under AD-L of the building regulations.

Condition 4 (Drainage):

Pre-commencement Condition: Drawing 0225-24-D20-500-P01 included within this submission shows details of the proposed drainage strategy to satisfy the requirements of this condition.

Condition 5 (Drainage):

Noted – the proposed drainage (drawing 0225-24-D20-500-P01) shows separate foul and surface water drainage.

Condition 6 (Driveway):

Pre-occupation Condition: The widening of the driveway will be carried out and completed prior to first occupation. We also attach a copy of drawing 0225-24-D20-900-P01 that shows the details relating to the access widening for your records.

Condition 7 (Driveway):

Pre-occupation Condition: The access to the rear of the footpath and Highway will be finished in a bound & porous material and will be complete prior to occupation. Drawing 0225-24-D20-500-P01 (included within this application) shows the area of porous material.

Condition 8 (Driveway):

Pre-occupation Condition: The surface water interceptors will be installed, connected and operational prior to first occupation of the site. Drawing 0225-24-D20-500-P01 shows details of the these and their connections.

Condition 9 (Parking / turning):

Noted – the parking and turning areas as approved shall be complete prior to the first occupation of the site.

Condition 10 (External lighting):

Noted – external lighting shall not increase the overall illuminance in close proximity to any sensitive areas without written consent from the LPA.

Condition 11 (Landscaping):

Pre-commencement Condition: We note this this condition is worded as such that details of the proposed landscaping shall be submitted to the LPA prior to the commencement of works commencing on site.

Drawing 3910-820 is submitted within this application which identifies details of the proposed landscaping to the site.

Continued over.....

In line with the requirements specified under condition 11 of the planning consent, we confirm the following details:

Proposed Trees:

Refer to drawing 3910-820 for details.

Proposed Hedge planting:

Refer to drawing 3910-820 for details.

Proposed shrub planting:

Refer to drawing 3910-820 for details.

Protection from grazing wild mammals:

The most likely mammals to protect all new trees, hedges and shrubs from are likely to be rabbits, voles and other small mammals. Split plastic tubes or fine mesh guards are to be provided around the base of all new trees, anchored into the ground approx. 50mm to prevent mammals from digging below.

Along line of new hedgerows (Hawthorn and Holly are being proposed), PVC mesh to be installed, max mesh size 31cm, 1.2m tall (lower 15cm being dug into the ground. This should be in place until the hedge is well established (3-5 years).

Management proposals for existing trees and hedges:

The works on site relate to the construction of 2no detached dwellings. The vast majority of the works are away from existing areas of vegetation (inclusive of trees, hedges and shrubs) which is to be retained. However, some works will be in close proximity so it is vitally important that protective measures are in place to protect the existing vegetation on site from damage. If any accidents occur to trees & hedges during construction works (inclusive of any chemical / liquid spills), the works are to cease until such time that an Arboriculturist has been contacted and a plan of action has been formed. All accidents are to be reported on, including any treatments such as soil removal, root pruning, de-compaction of soils. This report should be sent to the site manager and LPA within 5 days.

No works are to commence on site until such time that tree & hedge protection measures have been installed. This shall remain in place for the duration of the construction works on site and shall only be removed once the proposed external landscaping has been completed.

Tree & hedge protection: See also Condition 12 below. To be provided across all existing hedgerows and trees – fencing to be continuous and to be secured along the edge of any root protection zones / along the edge of existing canopies. To be formed with heavy gauge 2m tall tubular and welded mesh infill panels (Heras or similar). These are to be secured by use of clips and back braces (to be fastened within the tree protection zone). These are to be anchored by way of stabilizer strut mounts on block tray. Signs are to be mounted on the fencing stating “TREE PROTECTION AREA – KEEP OUT”.

Prohibited actions around trees / hedges to be retained:

- Not fires to be lit within 10m of the nearest point of the canopy or hedgerow.
- No temporary access is to be provided within any of the tree protection areas.
- No mixing of cement or concrete within 10m of the tree protection zone.
- No trenches, drainage or services to be run through root protection areas without prior consent and supervision from an arboriculturist.
- No stripping of topsoil, excavations or changing of levels to be carried out within tree protection areas.
- No storing of building materials or topsoil to take place within tree protection areas.

Additionally, we note and confirm that the approved scheme will be implemented during the first available planting season (November to February inclusive).

Condition 12 (Tree protection):

Pre-commencement Condition: Temporary protective fencing shall be provided within the site to all trees to be retained in line with BS 5837:2012. This shall be maintained for the duration of the works as required. We note that no details are requested here for approval prior to development. We have recommended to the developer that photographic evidence should be maintained showing the required protection in place prior to works commencing.

Condition 13 (Biodiversity enhancement plan):

Pre-occupation Condition: A plan will be submitted for approval in writing showing the required elements prior to first occupation of the site. However, we do note that the integral bat brick and bird nesting brick will need to be installed during the build and therefore confirm that these will be included within the development on each proposed dwelling. Details will be included on the enhancement plan that will be submitted under separate cover / application.

Condition 14 (Permitted development):

Noted.

Condition 15 (Dust):

Noted – the developer / contractor shall provide details of construction management that shall include details of all dust suppression to prevent dust migration beyond the boundary of the site.

Condition 16 (Waste):

Noted – the developer / contractor shall ensure a construction management plan is in place prior to works commencing. This shall include details of all waste disposal and also confirm that no waste is to be burnt on the site.

Condition 17 (Noise / vibration):

Noted – the developer / contractor shall ensure a construction management plan is in place prior to the works commencing. This shall include measures to reduce noise and vibration at all times during the works.

Condition 18 (Piling):

Noted – we can confirm that no piling is required on the site.

Condition 19 (Site working times):

Noted – the developer / contractor is aware of the restrictions in place (07.30-18.00 Monday to Friday and 08.30-14.00 on Saturdays). This should be included in the contractor's construction management plan and strictly adhered to.

Condition 20 (Dwelling B- Ensuite):

Noted – the en-suite window to Dwelling B that faces No.45 Leek Road will have obscure glazing and shall be a fixed casement.

Condition 21 (Dwelling B – Utility):

Noted – The glazing within the external door to the Utility facing No.45 Leek Road shall be obscure.

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