

Mr Benjamin Wibberley
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ST4 8GB

16th June 2026

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of Conditions 5, 14 & 15 in relation to application SMD/2020/0413
158 Froghall Road Cheadle Staffordshire ST10 2DN

I refer to the above application seeking to discharge the following conditions:

Condition	Information	Officer Comments
5. The development hereby permitted shall not be commenced (with the exception of demolition) until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority. Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.	PROPOSED LEVELS – ref: 12653A(CH)21	The proposed plan is acceptable. The levels shown indicate that there will not be amenity or street scene issues due to a significant difference in levels between the site and adjacent land. Condition 5 is hereby approved and discharged.
14. No phase of the development hereby permitted shall take place (except for works of site clearance and demolition) until a Construction and Environmental Method Statement for that phase of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:- I. the method and duration of any pile driving operations (expected starting date and completion date); II. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;	12653A(CH)20 Proposed CEMP Plan Construction and Environmental Method Statement CEMP Addendum Environmental Health have confirmed that sufficient information has been received to	The proposed CEMP and associated documentation including the addendum are sufficient to discharge Condition 14. Condition 14 is hereby approved and discharged.

	III. pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays; IV. the arrangements for prior notification to the occupiers of potentially affected properties; V. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint; VI. a scheme to minimise dust emissions arising from 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. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase; VII. details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site; VIII. a scheme for recycling/disposal of waste resulting from the construction works; IX. the parking of vehicles of site operatives and visitors; X. the loading and unloading of plant and materials; XI. the storage of plant and materials used in constructing the development; XII. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; XIII. installation and maintenance of wheel washing facilities, and, XIV. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works. XV. During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary; XVI. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint. All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration. Reason:- To protect the amenities of the area.	discharge Condition 14	
15.	No development, shall take place (with the exception of demolition) until a site risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be agreed with the Local Planning Authority. Once completed, a written report of the	Remediation Method Statement Environmental Health have stated that part ii of the	The submitted Phase 2 intrusive Investigation is accepted and approved. However the submitted Remediation Strategy cannot be accepted on its

findings and recommendations shall be submitted and approved in writing by the Local Planning Authority. ii. If the site risk assessment (i) indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to mitigate the identified risks and ensure the site is remediated to a condition suitable for the intended use has been submitted and approved in writing by the Local Planning Authority. iii. The agreed remediation strategy (ii) shall be adhered to throughout the development. iv. Following completion of the site remediation and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted and approved in writing by the Local Planning Authority. v. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures. Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.	condition, 15ii, can now be discharged.	current form and a Validation Report will be required following completion of the agreed Remediation Condition 15 is therefore partially discharged
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I hope that the above is of assistance. However, if you have any queries please contact Reuben Berriman, Planning Officer.

Yours faithfully,

16/06/2026

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Staffordshire Moorlands District Council

Signed by: Jane Curley

