

Condition Discharge Information

01479 – Stable Building off Greatgate Road,
Winnothdale, Staffordshire.

Conversion of former stable building
to form 1 no. dwellinghouse.

Approval Reference – SMD/2025/0513
September 2026

1. Condition: Commencement of works

The development hereby approved shall be begun before the expiration of three years from the date of this permission.

No submission required.

2. Condition: Approved 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: 01479 – AL(0) 02D; and 01479 – AL(0) 03A

No submission required.

3. Condition: Drainage plans

Prior to the installation of domestic drainage to serve the development hereby approved drainage plans for the disposal of foul and surface water flows shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Please refer to the attached drainage plan :

- 0726-13-D20-XX-XX-DR-C-500-P02a- Below ground drainage layout

Please refer to attached details of the sewage treatment plant :

- Installation-Technical-Manual
- Marsh-Enco-Range
- Marsh-Product-Portfolio-and-Specifications

4. Condition: Biodiversity Gain Plan

No development shall commence until a Biodiversity Gain Plan has been submitted to the planning authority, and approved in writing. Development shall be carried out in accordance with the approved plan.

Please refer to attached documents :

- Compressed-BNG-Report-Winnothdale-V3-Offsite
- Compressed-Spring-Cottage-Freehay-HMMP
- HMMP Checklist for Spring Cottage
- The-Statutory-Biodiversity-Metric-Calculation-Tool-Winnothdale-V3

5. Condition: Habitat Management and Monitoring Plan

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Net Gain plan and including:-

- (a) a non-technical summary;*
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];*
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan with timescale for implementation of such works;*
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the Local Planning Authority.*

The development shall subsequently proceed and be monitored and managed in accordance with the agreed HMMP and implementation timescale.

Please refer to attached documents :

- Compressed-BNG-Report-Winnothdale-V3-Offsite
- Compressed-Spring-Cottage-Freehay-HMMP
- HMMP Checklist for Spring Cottage
- The-Statutory-Biodiversity-Metric-Calculation-Tool-Winnothdale-V3

6. Condition: Ecology

The development shall take place incorporating the mitigation measures and in accordance with the working methods all as detailed at section 5 of the submitted 'Preliminary Ecological Appraisal [PEA] and Nocturnal Bat Survey Report' by Fauna Forest Ecology dated September 2025 or, in relation to bats, the work shall be implemented in accordance with any Natural England European Protected Species (EPS) Licence issued for the development hereby approved. All mitigation measures introduced in accordance with section 5 of the PEA and or the EPS shall be implemented and retained as approved for the lifetime of the development.

No submission required.

7. Condition: Construction hours of operation

All construction shall be restricted to the following times of operations.

08:00 - 18:00 hours (Monday to Friday);

08:00 - 13:00 hours (Saturday)

No working is permitted on Sundays or Bank Holidays.

No submission required.

8. Condition: Top soil or fill material

No top soil or fill material associated with the development, is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and the validating evidence shall be submitted to the Local Planning Authority and approved in writing prior to the soil being imported.

No submission required.

9. Condition: Top soil or fill material

Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval in writing by the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

No submission required.

10. Condition: Lighting

At any time during and following the completion of the development all exterior lighting installations shall be erected only in accordance with the protocols contained in the Institute of Lighting Engineers document "Guidance for the Reduction of obtrusive Lighting" (2005) and the Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting" (2014).

No submission required.

11. Condition: Removal of static mobile home caravan

Within one month of the substantial completion of the development and or its first coming into use whichever is the earlier the static mobile home caravan currently positioned on the land within the application site red edge shall be removed and the land shall thereafter be kept free of such items for the life of the development.

No submission required.

12. Condition: Biodiversity

The existing green vegetated areas labelled g4 on the habitat map (fig.1) in the submitted 'Preliminary Ecological Appraisal [PEA] and Nocturnal Bat Survey Report' by Fauna Forest Ecology dated September 2025 shall be retained as vegetated land for the life of the development hereby approved and, within twelve months of the substantial completion of the development and or its first coming into use whichever is the earlier: (i) the brook course currently shown as a culvert on the same plan shall be opened to re-establish the natural stream environment and (ii) the hedgerow and tree planting also shown on the same plan shall be provided using native indigenous species and (i) and (ii) shall be so retained for the life of the development.

No submission required.