

MICHAEL GREEN PLANNING SERVICES
Lapwing House
Longreave Lane
Rowland
Bakewell
Derbyshire DE45 1NQ

14 February 2017

Dear Sirs,

On Behalf of Mr Simon Ahmad

Land at Leek Road, Wetley Rocks, Staffordshire Moorlands

APPLICATION FOR DISCHARGE OF CONDITIONS IN RELATION TO APPROVAL
OF RESERVED MATTERS FOR APPEARANCE, LANDSCAPING, LAYOUT AND
SCALE PURSUANT TO OUTLINE PLANNING PERMISSION (SMD/2015/0122)
FOR RESIDENTIAL DEVELOPMENT (THREE DETACHED DWELLINGS).
REFERENCE SMD/2016/0609 DATED 14 DECEMBER 2016.

The above application for conditions discharge is submitted today via the Planning Portal, reference PP 0580 9476, for consideration and determination by the Staffordshire Moorlands District Council. All documents and drawings in support of the application are submitted electronically via the Planning Portal, as explained below.

The fee payable of £97 has been paid via the Portal.

Information in support of this application is as follows:

Condition 2 requires details of external materials: Samples of the following materials have been delivered to the Council offices:

- roof tiles - Marley plain tile, smooth grey.
- facing bricks - Terca Amberley Red Multi
- lintels and cills - brick as above

Details of the following are required:

- Windows and doors - white UPVC
- Hard surfaces - tarmac

Condition 3 requires details of hard and soft landscaping:

Three planting areas are shown edged green on the approved site layout drawing reference LR/WR/01, to be grass seeded and planted out during the first planting season following completion of the construction of the three approved dwellings. A selection of trees will be planted across the three areas comprising hazel, rowan, field

maple, alder and hazel. Trees will conform to BS 3936 Nursery Stock Specification for Trees and Shrubs. Standard size, with girth 8-10cm and height 2-3m. Bottom of the tree pit to be dug and broken up and backfilled with good topsoil mixed with tree planting compost.

Any failed trees within at least the first five years after planting will be replaced with the same species in the next available planting season.

The north and west boundaries of the site (see drawing LR/WR/01) will be planted with hedging during the first planting season following completion of the construction of the three approved dwellings. Species will comprise blackthorn, common hawthorn and whitebeam, for site screening and ecological value.

The existing post and wire fencing on these boundaries will be refurbished / made good to its existing conventional field boundary height prior to hedge planting.

Condition 4 requires details of the bin store:

The position of the bin store is shown on the approved reserved matters site layout drawing LR/WR/01. The submitted 'bin store' drawing shows the design of the structure. It takes into account the Council's published document 'Waste & recycling collection services - Information for developers' in term of the size required to accommodate a maximum of six bins (for when two bins per household are collected). The structure is to be built in brick as detailed for condition no.2 above, to match the dwellings, and with a green profiled metal sheet roof with slight fall to the rear for drainage.

Condition 5 requires the details of the maintenance and management of open space (outside of private gardens), roadways and pavements, lighting, and bin store:

These areas are shown on approved drawing LR/WR/01 and will remain the responsibility of the Applicant, with property owners to be advised of the arrangements to include:

- twice annual inspection of planted hedgerows and trees, for evidence of damage/disease/failure, and replacement within the first five years where necessary. Trees will be staked against wind blow; mulch applied to 75mm depth and 500mm around each tree; rabbit guards used. General maintenance tasks will include periodic weed control, rabbit guard inspection, removal of any litter or blown materials/debris.
- annual inspection of roadways, pavements and bin store and undertaking of appropriate remedial works as any issues are identified or otherwise reported.
- annual electrical check to bollard lighting and undertaking of appropriate remedial works as any issues are identified or otherwise reported.

Should anything further be required in order to discharge these conditions then please let me know so that a prompt response can be provided.

Yours sincerely,

Michael Green MRTPI
Michael Green Planning Services

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