Rob Duncan
Planning
Consultancy

Mr. C. Johnston
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

17th August 2017

Dear Chris

PLANNING APPLICATION REFERENCE: SMD/2016/0429– LIGHTWOOD FARM, CHEADLE

I refer to the above application and in particular to the pre-commencement conditions imposed therein. This submission seeks your approval of the details reserved by condition, which I shall deal with in turn.

Condition 5 – Pointing / Eaves Details / Ductwork
I would be grateful if you would find enclosed a plan showing the proposed position of external ductwork on the buildings. Pointing is to be undertaken in a manner to match the adjacent prior approval barn conversions, and there are no proposals to alter the existing eaves, since this is a conversion scheme. Eaves details for the re-built section of building are to match the existing building.

Condition 7 – Rooflights
I would be grateful if you would find enclosed details of the proposed Velux Integra GGL MK04 rooflight that the applicant intends to install. These are the same as those implemented on the adjacent prior approval scheme. I trust these details will meet with your approval.

Condition 10 – Landscaping
I would be grateful if you would find enclosed a layout plan showing the proposed hard and soft landscaping of the site. This includes the provision of a 1m high boundary wall along the site frontage behind the visibility splay, which has been approved by way of a Lawful Development Certificate (SMD/2017/0292). It also entails hard landscaping within the courtyard area in front of the dwellings. I trust these details will meet with your approval.

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Condition 12 – Drainage
I would be grateful if you would find enclosed a layout plan showing the proposed surface and foul water drainage connections for the site. I trust these details will meet with your approval.

Condition 13 – Archaeology
I would be grateful if you would find enclosed a report prepared by Commercial Archaeology to address the requirements of this condition. I trust these details will meet with your approval.

Condition 16 – Parking Details
I would be grateful if you would find enclosed a layout plan showing the proposed parking layout for the site. This shows the provision of 12no. parking spaces in total to meet the needs of the 5 units approved on the site (2 spaces per dwelling plus 2 visitor spaces). Parking has been deliberately targeted away from the courtyard area of the barns in order to safeguard this as an open and interrupted space. I trust these details will meet with your approval.

Conditions 20 / 21 – Bat Licensing & Ecological Mitigation
I would be grateful if you would find enclosed a bat presence / absence report carried out by the applicant's ecologist (Evolution Ecology). This report highlights the ecological enhancement measures that have already been installed on the site (two bat tubes) – page 34 of the report refers. This report has been considered by Arne Swithenbank, who has confirmed via email that there would be no impacts which would necessitate Natural England licensing, and given the works already undertaken no additional ecological enhancement is required. I therefore trust that the enclosed information will be sufficient to address the requirements of these conditions.

Condition 23 – External Illumination
I would be grateful if you would find enclosed a plan showing the proposed provision of external illumination on the site. I trust these details will meet with your approval.

I trust that the above will meet with your approval, but should you have any queries in respect of the information submitted, please do not hesitate to contact me.

Yours sincerely



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