Rob Duncan
Planning
Consultancy

Mr. A. Swithenbank
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

12TH March 2017

Dear Arne

PLANNING APPLICATION REFERENCE: SMD/2017/0458– THE HOLLY BUSH INN, BROWN EDGE

I refer to the above application and in particular to the pre-commencement conditions imposed on the approved notice. For the purposes of this letter I deal with each condition in turn.

Condition 3 – Levels
I would be grateful if you would find enclosed drawing ref. 1107-A1-04 Rev.A which shows the existing and proposed levels of the development. I trust these details will meet with your approval.

Condition 5 – Landscaping
I would be grateful if you would find enclosed drawing ref. 1107-A2-05 which shows the proposed hard and soft landscaping of the site. I trust these details will meet with your approval.

Condition 6 – Layby Detail
I would be grateful if you would find enclosed drawing ref. 1107-A1-04 Rev.A which shows the proposed alterations to the existing layby. I trust these details will meet with your approval.

Condition 7 – Highway Works
I would be grateful if you would find enclosed drawing ref. 1107-A1-04 Rev.A which shows the proposed highway works associated with the approved development. I trust these details will meet with your approval.

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Condition 8 – Drainage
I would be grateful if you would find enclosed drawing ref. 1107-A1-03 Rev.A which shows the proposed means of surface and foul water drainage for the site. I trust these details will meet with your approval.

Condition 9 – Noise
I would be grateful if you would find enclosed a Noise Assessment prepared by Martec Environmental Consultants Ltd. which sets out a specification for protecting the amenity of future residents from noise disturbance. I trust these details will meet with your approval.

Condition 10 – Contamination
I would be grateful if you would find enclosed a Ground Investigation Report prepared by GIP Ltd. which as assessed the site for contamination and ground gases. I trust these details will meet with your approval.

Should you have any queries in respect of the information submitted please do not hesitate to contact me. Your earliest attention to these matters would be most appreciated.

Yours sincerely



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