Rob Duncan
Planning
Consultancy

Miss. R. Simpkin
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

19th April 2018

Dear Rachael

PLANNING APPLICATION REFERENCE: SMD/2017/0022 – HURST ROAD GARAGES, BIDDULPH

I refer to the above application, and in particular to the pre-commencement conditions imposed on the appeal decision issued on the 19th December 2017. For the purposes of this letter I shall deal with each condition in turn.

Condition 3 – Materials & Detailing
I would be grateful if you find enclosed drawings 15C, 16C and 16C and accompanying photographs which show the proposed external facing materials, window and door details, eaves and verges and the roller shutter door. In summary, the proposed facing materials encompass the following:

- Weinburger Heritage Blend Bricks
- Staffordshire Blue Plain Clay Tiles
- Box Profile Sheet Metal Cladding (Juniper Green) for groundworker's building
- Metal Roller Shutter Door (Juniper Green)

I trust the enclosed details will meet with your approval.

Condition 4 – Levels
I would be grateful if you would find enclosed drawing 3A which shows the existing levels across the site, along with drawing 13C which shows the proposed finished floor levels of the proposed buildings. I trust these details will meet with your approval.

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Condition 5 – Landscaping & Means of Enclosure
I would be grateful if you would find enclosed drawing 13C which shows the proposed landscaping and planting scheme for the site, along with proposed means of enclosure. I trust these details will meet with your approval.

Condition 14 – Surface Water Drainage
I would be grateful if you would find enclosed drawing 13C which shows the proposed means of surface water drainage for the site. I trust these details will meet with your approval.

Condition 16 – Contamination
Once the aforementioned pre-commencement conditions have been signed off clearance of the site can be undertaken. Thereafter the required site risk assessment can be undertaken and submitted for the Local Authority's consideration and approval. You will appreciate that we cannot undertake the site investigation until the buildings have been removed. I will circulate the contamination report to you once it has been prepared.

I trust that the enclosed information will be to your satisfaction, but should you require any further information please do not hesitate to contact me. Your earliest attention to this matter would be appreciated.

Yours sincerely

Rob Duncan

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