4th January 2019

Planning Department
Development Control
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

PLANNING STATEMENT - **Variation of Condition Application PP07501794** Commercial Development Blythe Park, Cresswell

Further to Outline Planning approval SMD/2014/0576 a Reserved Matters consent has been granted, SMD/2017/0722 for the development of Plot 1 on the commercial expansion land at Blythe Business Park to form a new Warehouse and Assembly Unit for The Greenhouse People.

Within the details of conditions 10, 11, 12 and 39 it states that the pre-occupation of the commercial units is to be tied to the completion of the S278 works. The request of variation is to divorce the said preoccupation conditions to allow the more advanced commercial site development to be brought forward ahead of the residential development and the timed constrained restrictions of the associated S278 works.

To ensure the commercial development progresses in accordance with the time frames of those businesses who rely on it being brought forward the request is for the pre-occupation element of these conditions to be varied to relate the completion of the S278 works solely to the occupation of the proposed residential development. The commercial development is to retain the continuous use of the existing business park estate access off Sandon Road.

The existing site access from Sandon Road has historically served the units on Blythe Park and before that Blythe Colours. The entrance has a width of some 15M and approximately 70M long before the gatehouse controlled barrier. The existing site roads through the estate currently extend up the new development site and these are retained as part of the variation request.