Rob Duncan
Planning
Consultancy

Mrs. L. Jackson
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

10th April 2019

Dear Lisa

PLANNING APPLICATION REFERENCE: SMD/2018/0321 – LAND OFF RIVENDELL LANE, LEEK

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

Condition 4 – Materials
The proposed dwelling is to be constructed from Blockeys Synthessis S03 bricks, with Marley Modern Anthracite tiles. A sample of the proposed materials will be submitted direct to SMDC by the applicant. The patio area is to be constructed from Bradstone Natural Sandstone paving slabs (fossil buff colour). I trust these details will meet with your approval.

Condition 5 – Joinery Details
It is proposed to utilise UPVC windows on the development, as such materials are commonplace within the locality. The windows will have an anthracite grey finish, with the windows recessed into the elevations by 50mm, as confirmed on the enclosed plan (1448-34). A sample of the proposed section of the window will be delivered to SMDC direct by the applicant. I trust these details will be acceptable.

Condition 6 – Boundary Treatments
The enclosed plan (1448-34) shows details of proposed boundary treatments. These include the retention of the existing Laurel hedge along the boundaries with Rivendell Lane and Birchall Lane, with post and wire mesh fence behind. The existing gateway onto Birchall Lane is shown to be removed and replaced with a Laurel hedgerow to match the remainder of that boundary as per the

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requirements of the condition. Additional Laurel hedgerow is proposed where indicated, with the eastern boundary retaining its existing hedgerow. I trust these details will meet with your approval.

Condition 8 – Highway Works
The enclosed plan (1448-34) confirms the intention to resurface the damaged footway between the electricity substation and the northern boundary of the site in materials to match the existing (tarmacadam). I trust these details will meet with your approval.

Condition 9 – Access Surfacing Material
It is proposed to surface the driveway with Porous Asphalt as shown on the enclosed plan (1448-34). This constitutes a bound material, and consequently I trust these details will meet with your approval.

Condition 18 - Landscaping
The enclosed plan (1448-34) shows the proposed landscaping of the site. This includes the provision of supplementary hedgerows along the boundaries to Rivendell Lane and Birchall Land as shown, the introduction of a new Beech hedgerow, and seeding the land to lawn. Details of the number of plants and density at planting is also shown on the plan. I trust these details will meet with your approval.

Your earliest attention to this matter would be appreciated, as works are due to commence on site very soon. Should you have any queries or concerns with the submitted information please do not hesitate to contact me.

Yours sincerely

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