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Our Ref: PP-07966517
Your Ref: RB/LF/04B811606

27 June 2019

Rachael Simpkin
Senior Planning Officer (Majors & Commercial)
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Rachael

Discharge of Conditions 25, 26, 27 and 34 of Planning Permission SMD/2014/0655 for Land off Brookhouse Way Cheadle

On behalf of our clients Danbank Development Ltd, please find enclosed an application to discharge conditions 25, 26, 27 and 34 of outline planning permission SMD/2014/0655 for Land of Brookhouse Way, Cheadle.

Planning permission was approved on 17th November 2015 for:

> "*Outline application for a mixed development comprising a residential development (Use Class C3) of up to 43 dwellings and up to 1,350sqm of employment use (Use Class B1 a, b, c) with associated open space, highways, landscaping and infrastructure provision All matters reserved except access*".

The application has been submitted online via the Planning Portal and a payment of £116 has been made on submission of the application (Ref. PP-07966517).

In order to address these conditions, the following reports have been submitted:

- Desk Study (Phase 1) by Shepherd Gilmour Environment Ltd, Sept 1999;
- Ground Investigation (Phase 2) by Shepherd Gilmour Env' Ltd, March 2000;
- Phase 1 Risk Assessment by Shepherd Gilmour Environment Ltd, June 2014; and
- Phase 2 Site Investigation by GeoCon Site Investigations Ltd, Feb 2019.

The reports submitted span a 20-year period however, are all relevant to the discharge of conditions application as the earlier reports have been used to inform the later reports and are therefore all cross referenced.

Avison Young is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB

Regulated by RICS

This is explained in further detail in the 'Overview of Site Investigations and Foundations' letter prepared by Shepherd Gilmour (dated 26th June 2019).

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Louisa Fielden
Senior Planner
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For and on behalf of
GVA Grimley Limited t/a Avison Young