Rob Duncan
Planning
Consultancy

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

13th August 2019

Dear Lisa

PLANNING APPLICATION REFERENCE SMD/2019/0092 – 2 POST LANE, ENDON

I refer to the above application, and in particular to the planning conditions imposed on the approval notice. This submission seeks to address the requirements of the relevant pre-commencement conditions, and for the purposes of this letter I shall deal with each condition in turn.

Condition 4 – Levels
I would be grateful if you would find enclosed a plan (ref. Conditions 1) which shows details of the proposed finished floor levels in relation to existing levels across the site, and which confirms that the dwellings will be set above the minimum recommended floor level of 147.2, as per the requirements of condition 3. I trust these details will meet with your approval.

Condition 5 – Frontage Hedgerow
I would be grateful if you would find enclosed a plan (ref. Conditions 1) which shows details of the existing frontage hedgerow cut back so that it does not overhang the footway of the adjacent highway. I trust these details will meet with your approval.

Condition 7 – Surfacing
The applicant proposes to surface the vehicular access with porous tarmac, as per the enclosed plan (ref. Condition 1), as this is in keeping with the character of surrounding developments in the area. I trust these details will meet with your approval.

Condition 11 – Construction & Environmental Method Statement
I would be grateful if you would find attached a completed CEMP which seeks to address the requirements of this condition. I trust this document will meet with your approval.

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Condition 13 – Importation of Top Soil
The requirements of this condition are noted, but it is confirmed that there is no intention to import any topsoil into the site.

Condition 15 – External Materials
The applicant proposes to utilise the following materials in the construction of the dwelling:

- Westcroft Red Multi Bricks (see enclosed photograph)
- Marley Modern Smooth Grey Tiles (see enclosed photograph)
- UPVC Windows and Doors

Samples of the proposed brick and tile can be delivered to the Council Offices upon request, or can be made available for inspection on site. I trust these details will meet with your approval.

Condition 16 – Joinery Details
The applicant proposes the use of UPVC windows and doors for the development, as this is in keeping with the character and appearance of the vast majority of dwellings in the vicinity of the site. Joinery details of the windows are shown on the enclosed plan, and we trust that you will find these acceptable.

Condition 17 – Boundary Treatments
I would be grateful if you would find enclosed a plan (Ref. Conditions 1) showing the proposed boundary treatments for the site. I trust these will meet with your approval.

Condition 18 – Landscaping
I would be grateful if you would find enclosed a plan (Ref. Conditions 1) showing the proposed landscaping of the site, including hard surfacing details of the patio areas. The remainder of the site is to be seeded to grass with existing hedgerows retained. I trust these details will meet with your approval.

The applicant is keen to progress with the development of this property as soon as possible, and consequently I would be appreciative of any efforts you can make to provide your written response as swiftly as possible.

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Should you have any queries or concerns in respect of the submitted documentation please do not hesitate to contact me.

Yours sincerely

Rob Duncan
Planning Consultant