Rob Duncan
Planning
Consultancy

Mr. A. Swithenbank
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

7th June 2019

Dear Arne

PLANNING APPLICATION SMD/2018/0572 – LAND OFF BACK LANE, BELLE VUE, LEEK

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

- Wienerberger Staffordshire Smooth Red Bricks (see enclosed photograph)
- Hawkins Staffordshire Blue Tiles (see enclosed photograph)
- St Bees Red Sandstone cills (see enclosed photograph)
- UPVC Windows
- Composite Garage Door and Front Door
- Natural Sandstone Paving Slabs to Patio Area and External Stairs

Samples of the proposed brick, tile and cill 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 4 – Retaining Wall Materials / Balustrades
I would be grateful if you would find enclosed plans PL(0)23 Rev.A and PL(0)24 Rev. A which show the proposed retaining walls, box planters and balustrades. The proposed retaining walls and box planters are to be constructed from facing brickwork to match the main dwelling. The proposed balustrading is to be sourced locally from a supplier in Leek, and will comprise of powder coated black railings, as per the details shown on the enclosed plan. The balustrades will have 40mm x

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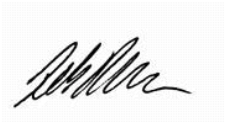
10mm rails top and bottom, with 12mm solid square vertical bars and ornate detail at top as shown. I trust these details will meet with your approval.

Condition 6 – Construction and Environmental Method Statement
I would be grateful if you would find enclosed a CEMP prepared by Seriously Green Ltd. which seeks to address the requirements of this condition. I trust the details set out therein 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.

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

Yours sincerely



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