LNT Care Developments

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

11th September 2019

Dear Sir / Madam

NEW CARE HOME FOR OLDER PEOPLE, EATON HOUSE, BUXTON ROAD, LEEK, STAFFORDSHIRE, ST13 6EQ. Ref SMD/2018/0674

Following the grant of planning permission on 19th June 2019 relating to the above development an Application Approval of Details Reserved by Conditions has been submitted via the Planning Portal.

The application relates to the following Conditions:

Condition 3 – Materials Schedule
The submitted materials schedule provides details of all the following -
(1) External facing materials, including hard surfacing
(2) Window and door details
(3) Eaves / verge details
(4) Boundary details.

Condition 7 – Landscaping Scheme
Please find the Landscaping Plan & Schedule Dwg No. PWP358.001 Rev 02 submitted with the application providing a detailed landscaping scheme for the care home.

Condition 8 – Lighting Scheme
Please find the plan showing the External Lighting Scheme Dwg No. ST13 6EQ-E103 submitted with the application.

Condition 9 – Ecological Design Strategy
The Ecological Design Strategy provided by Brooks Ecological Ref. R-4002-02.1 dated August 2019 is provided with the application to discharge this condition.

Condition 12 – Access details
Please find submitted details of the reinstatement of the access road into site from Buxton Road. Dwg No. ST13 6EQ-B-05 Hard Landscaping provides the construction details and specification for the works as recommended by David Plant, Project Engineer.

Condition 15 – Construction Method Statement
Please find attached the Construction Method Statement and Site Set Up Plan (DWG No. ST13 6EQ-B-06) that covers all the details requested via condition.

Condition 16 – Demolition, Construction and Environmental Method Statement
Please find submitted the Risk Assessment and Method Statement by WRS Services Ltd who are contracted to carry out the demolition of the building. The requirements of this condition are covered in the submission.

Condition 20 – Intrusive Site Investigation and Risk Assessment
Please find the Geoenvironmental Appraisal Report 6080/2 dated March 2019 by Calabrian provided to discharge the requirements of this condition.

Condition 21 – Remediation Strategy
Please find the Remediation Strategy Report 6080/03 dated September 2019 by Calabrian provided to discharge the requirements of this condition.

Condition 25 – Ventilation and Filtration Equipment
Please find the details of the kitchen layout (Dwg No. ST13 6EQ-R-06) and ventilation equipment (plate axial fan) proposed to be installed to enable the discharge of this condition.

Condition 26 – Electric Vehicle Charging Points
Please find the submitted Site Plan Dwg No. ST13 6EQ-B-01 that details the location of the 2 no. vehicle charging point locations and the specification for the AutoCharge: EV Pedestal proposed.

Should you require any further information in relation to the above, please do not hesitate to contact me on 0113 385 3567.

I trust the above is satisfactory.

Yours faithfully

T A Spencer

Mrs Tracey Spencer BA (Hons) Dip TP
Planning Manager