STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

03/03/2021

Mr Ian Ankers
Ian Ankers Architecture
Rushton Spencer
Cheshire
SK11 0RP

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

DOC/2020/0072

Discharge of conditions 3, 4, 5 and 6. Ref SMD/2019/0039
Heaton Lowe Farm Heaton Village Road Heaton Staffordshire SK11 0RE

APPLICANT: Mr Simon Whiteley, Heaton Lowe Farm, Heaton Village Road, Heaton

Further to your recent discharge of conditions application I can confirm the following:

Condition 3
I can confirm that Condition 3 of application SMD/2019/0039 is agreed on the basis of The Reasonable Avoidance Measures, Mitigation & Enhancement Plan – Bats, by Chase Ecology, dated 19th January 2021.

Condition 4
I can confirm that Condition 4 of application SMD/2019/0039 is agreed on the basis of the bat mitigation and enhancement plan referenced above, as well as details of the new roof join provided in writing by email on 17th December 2020. These are as follows.

> *Strip back existing roof tiles by hand, fix rafter boards in place along the line of the valleys to receive the new rafter ends, form new valley gutters with tilting fillets to receive lead lining and complete roof covering with felt, battens and tiles.*

Condition 5
I can confirm that Condition 5 of application SMD/2019/0039 is agreed on the basis of the Great Crested Newt Mitigation & Reasonable Avoidance Measures report by Chase Ecology, dated 19th January 2021.

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Condition 6

I can confirm that Condition 6 of application SMD/2019/0039 is agreed on the basis of bird box details contained in the revised Preliminary bat roost assessment, Emergence Surveys, Pond Survey GCN report, CE1170-01-C dated January 2021. As agreed, integral bird boxes must be inserted on the extension only and not into the wall of the original farmhouse.

The development should proceed in accordance with this document and the other conditions attached to the planning permission.

If you have any queries regarding the above please contact:

florence.hewett@highpeak.gov.uk

Yours sincerely

X B.J. Haywood

Signed by: Ben Haywood

Head of Development Services