



Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Consall Hall
Address line 1	Consall Lane
Address line 2	
Address line 3	
Town/city	Consall
Postcode	ST9 0AG
Description of site location must be completed if postcode is not known:	
Easting (x)	398936
Northing (y)	348748
Description	

2. Applicant Details

Title	Mr
First name	Ben
Surname	Reeves
Company name	Consall Hall Estate Limited
Address line 1	Consall Hall
Address line 2	Consall Lane
Address line 3	
Town/city	CONSALL

2. Applicant Details

Country	United Kingdom
Postcode	ST90AG
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	CHRISTOPHER
Surname	HESKETH
Company name	CTD ARCHITECTS
Address line 1	Clerk Bank House, Clerk Bank
Address line 2	Clerk Bank
Address line 3	
Town/city	LEEK
Country	United Kingdom
Postcode	ST135HE
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed change of use and redevelopment of Consall Hall, Private House, Gardens and Wedding Venue to form Hospitality Venue, Wellbeing Hotel & Lodges to enhance the visitor offer and secure the long term viability of the gardens. Develop 15 low-impact, high quality, holiday lodges within the gardens combined with 10 shepherds huts and associated services. Demolish existing outbuildings and construct new enhanced wedding venue, including works to the existing walled garden. Install 21 pods to service the quest of the wedding venue and improve access, parking arrangements and traffic flow. Demolish and replace existing hall and construct new contemporary restaurant/hub building (amended design). Refurbish the existing swimming pool and changing rooms to form new spa facilities. Carry out arboricultural works to the existing gardens including tree removal, pruning and new tree planting.	
Reference number	
SMD/2019/0057	
Date of decision (date must be pre-application submission)	23/12/2019
Please state the condition number(s) to which this application relates	
Condition number(s)	

4. Description of the Proposal

Conditions:

8
11
19
21
23
25
34

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

03/02/2020

Has the development been completed?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

8: Tree Protection Measures (Works)- prepared by Bob Allen Tree Services and sent direct to Steve Massey previously
11: Bat Licence/Mitigation Compensation/Lighting Strategy- issued by Natural England Licence and associated documents, Mitigation and Lighting Strategy prepared by BiOME Consulting
19: Amplified Sound System details- prepared by TSL Technology Group Ltd.
21: Machinery, Plant or Equipment details- prepared by Abraxas Catering Equipment
23: Topsoil Analytical Report- supplied by DETS
25: Kitchen Ventilation and Filtration Equipment details- prepared by Abraxas Catering Equipment
34: Nesting Bird Survey- prepared/carried out by BiOME Consulting

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

08/02/2021

Details of the pre-application advice received

Robert Allen (Bob Allen Tree Services) has been working closely with Steve Massey prior to and during the undertaking of the tree works/protection measures.

8. Pre-application Advice

Steve Massey also confirmed and agreed with Planning Officer that they were happy to work in this manner whilst the tree works were undertaken (planning condition to be formally discharged ultimately) .
All information for Condition 8 has been previously forwarded to Steve Massey which he has confirmed acceptance of.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)