

Mrs. J. Howard
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

11th May 2021

Dear Julie

CONSTRUCTION OF RETAINING WALL – LAND REAR OF HOLLY BUSH PUBLIC HOUSE, BROWN EDGE

I refer to our recent communications in respect of the above matter, and on behalf of my clients Rembrandt Estates LLP would be grateful if you would find enclosed a part-retrospective application pursuant to the erection of a retaining wall on the site.

The retaining wall that is in situ on the site was recently installed in the interests of providing the public house with a raised, flat beer garden area, and was carried out commensurate to works to create the new pub car park (Application SMD/2017/0458 refers). Following your intervention, the site was inspected a Structural Surveyor appointed by the applicant, who concluded that the wall that had been constructed was not sufficiently robust, and recommended that it be replaced with a new, purpose built retaining wall. The submitted proposal reflects those recommendations and incorporates the design specification set out by the Structural Surveyor.

The principal planning consideration arising from this application is that of design and visual impact. The retaining wall will be located to the rear of the public house and will be largely screened by the existing building that fronts onto the highway. The retaining wall will stand to a maximum height of 1.7 metres and will be constructed from blockwork, with a brick skin finish. It will sit to the immediate south of the wall that it is currently in situ, which will be removed once the new wall is in place. The proposed brick skin will utilise bricks to match those exhibited within the surrounding area. The works will not derive any material adverse harm to the character and appearance of the area and are consequently considered to accord with the provisions of policy BE1 of the Staffordshire Moorlands Local Plan.

I trust this proposal will be of interest and should you have any queries or concerns I would welcome the opportunity to discuss them with you.

Yours sincerely



Rob Duncan
Planning Consultant