

Mrs. A. Berry
Development Control
Staffordshire Moorlands District Council
Stockwell Street Leek
Staffordshire
ST13 6HQ

27th September 2021

Dear Ailsa

DISCHARGE OF PLANNING CONDITIONS SMD/2021/0408 – IVY HOUSE FARM, STANLEY

I refer to the above planning consent which was recently granted approval by the Local Authority. This application seeks to address the requirements of the various planning conditions imposed on the decision notice, for the purposes of this correspondence I deal with each condition in turn.

Condition 3 – External Materials

I can confirm that the applicant proposes to construct the new dwelling utilizing the following external materials, which I trust will meet with your approval.

- Derbyshire Gritstone
- Reclaimed Staffordshire Blue Clay Tiles
- Concrete Hardstanding
- Timber Joinery

Condition 5 – Joinery Details

I would be grateful if you would find enclosed details of the proposed joinery for the windows and doors, which I trust will meet with your approval.

Condition 6 – Rooflights

I would be grateful if you would find enclosed details of the proposed rooflights, which will be flush fitting from 'The Rooflight Company'. I trust these details will meet with your approval.

Condition 7 – Landscaping

I would be grateful if you would find enclosed a proposed landscaping scheme for the site, which shows a modest garden area to the west of the proposed dwelling. The existing terrace facing onto the courtyard will remain unaltered from its current appearance. I trust these details will meet with your approval.

Condition 9 – Means of Enclosure

The enclosed landscaping plan shows the proposed means of enclosure for the site, which will entail a dry stone wall to the western boundary of the site. I trust these details will meet with your approval.

Condition 14 – Construction and Environmental Method Statement

I would be grateful if you would find enclosed a CEMP prepared by the project architect. I trust the details contained therein will meet with your approval.

Condition 17 – External Illumination

I would be grateful if you would find enclosed details of the proposed external illumination of the site, which is restricted to 3no. security lights. I trust these details will meet with your approval.

Condition 18 – Drainage

I would be grateful if you would find enclosed a drainage plan showing the proposed surface and foul water drainage for the site. I trust these details will meet with your approval.

I trust that the above information will be acceptable to you, but should you have any queries or concerns then please do not hesitate to contact me.

I look forward to hearing from you.

Yours sincerely

Rob Duncan
Planning Consultant