STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

21/01/2022

Mr Stephen Cooper
7 Alma Field
Castle cary
BA7 7JD

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application for approval of details reserved by condition 12 of SMD/2019/0339
Winkhill Garage Ashbourne Road Winkhill Staffordshire ST13 7PP

Further to your application to discharge the above conditions, the following submitted details can be approved to discharge the submission/approval requirements of Condition 12 of planning permission SMD/2019/0339:

- ARCUSS "Key Site Plan – Landscaping" Drg. No. ARC21-WG-001
- ARCUSS "Entrance Area Detail Plan – Landscaping" Drg. No. ARC21-WG-002
- "Winkhill Garage Site - Landscaping/Planting Schedule"
- "Winkhill Garage – Landscape Method Statement" – (subject to the provisions with regard to Area I as detailed below)

Condition 12 also sets out requirement for implementation of the landscaping scheme following approval, together with subsequent aftercare maintenance to achieve successful establishment. To this end, the "Winkhill Garage – Landscape Method Statement" noted above forming part of the landscaping scheme to now be approved confirms that: "Planting to areas A, D, D1, D2, E and F will progress immediately on discharge of the condition".

These areas should be implemented within the current dormant/planting season, (November to mid-March inclusive) (but noting that seedbank topsoil re-spreading for heathland restoration on Area A is best done in spring (April/May) as specified in the Habitat Management Plan originally approved under Condition 18 of SMD/2008/1077). **Failure to do so will result in further formal enforcement action.**

The Landscape Method Statement advises that, as we have agreed, planting areas on the north-eastern & south-eastern hillsides (on/adjacent to Areas A & B) cannot sensibly be implemented until all the ground modelling/grading etc has been completed – this applies to Planting Areas G, H and I.

The method statement also suggests planting in Area I would need to wait until the approved office building on the site frontage has been constructed. However, Area I is not within or immediately adjacent to the footprint of the office building but on the existing bank to the rear which will be retained as part of the hillside being re-graded and subsequently

restored to heathland habitat, so to my mind planting in Area I could and should be carried out along with that in Areas G and H as soon as any remaining removal of spoil and re-profiling has been completed to the hillside, subject of course to appropriate planting season/conditions.

I trust that the above is of assistance and I look forward to the approved landscaping being implemented before the end of the current planting season.

Yours faithfully

X B.J. Haywood

Signed by: Ben Haywood

Head of Development Services