STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Croda Chemicals Europe Ltd

Address Line 1

Barnfield Road

Address Line 2

Address Line 3

Staffordshire

Town/city

Leek

Postcode

ST13 5QJ

Description of site location must be completed if postcode is not known:

Easting (x)

397970

Northing (y)

355598

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Weston

Company Name

Croda Chemicals Europe LTD.

Address

Address line 1

Barnfield Rd, Leek ST13 5QJ

Address line 2

Address line 3

Staffordshire

Town/City

Leek

Country

United Kingdom

Postcode

ST13 5QJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Alexis

Surname

Sanchez

Company Name

Norder Design Associates

Address

Address line 1

Beech Lawn, Green Ln

Address line 2

Green Lane

Address line 3

Town/City

Belper

Country

United Kingdom

Postcode

S41 7GZ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

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

Full Planning Permission for a new four-storey building, forming part of the site's Phase-3 works.

Reference number

SMD/2021/0749

Date of decision (date must be pre-application submission)

17/02/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition-4 (Demolition and Construction and Environmental Method Statement)
Condition-6 (Detailed Remediation Scheme)
Condition-8 (Noise)
Condition-9 (Drainage)

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

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

Construction Phase Plan (CPP) document, revision-5, for the PF3 building and additional drainage works to discharge Condition-4 and 8. See the location of the relevant parts in the CPP document in relation to the conditions.

Condition-4 (Demolition and Construction and Environmental Method Statement):

- 4.i- CPP 3.6 and 3.7 Working hours and delivery hours.
- 4.ii- CPP 2.18 details public liaison and arrangements for the footpath to the east of the site.
- 4.iii- CPP 2.18 details project contact, also details on project signage.
- 4.iv- CPP 3.5 details site controls. Further specific controls are required under this section in individual contractor risk assessments and method statements that are subject to review and acceptance prior to works commencing.
- 4.v- CPP 3.4 and 3.4.3 details waste management with appendix 13 containing the site waste management plan.
- 4.vi- CPP 3.7 details operative and visitor parking arrangements.
- 4.vii- CPP 2.9 and 4.32 detail loading arrangements for plant and materials.
- 4.viii- CPP 2.9 and 3.4.2 detail storage arrangements.
- 4.ix- CPP 2.9, 2.18 and 4.22 detail security hoarding arrangements.
- 4.x- CPP 2.18 and 4.22 detail arrangements. The footpath to the rear of the site is not a defined public footpath and will be closed when required due to risks on-site, and the diversion will be signed.

Condition-8 (Noise control):

- 8.- CPP 3.6 Nuisance Noise and Vibration.
- 8.- CPP 4.14 Control of Noise.
- 8.- CPP 4.15 Control of Vibration.

Condition-6 (Detailed Remediation Scheme):

- Croda_Remediation Strategy Report_22.03.17_DRAFT.
- 6.a- Summary of relevant findings.
- 6.b- Validation plan.

Condition-9 (Drainage Plans):

- Drawing: 8655-NDA-XX-XX-DR-C-1250 P3 PF3 Builing Proposed Drainage Layout.pdf
- Drawing: 8655-NDA-XX-XX-DR-C-1251 P3 PF3 Builing Drainage Details.pdf

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] 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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

PAD/2021/0032

Date (must be pre-application submission)

17/06/2021

Details of the pre-application advice received

PAD/2021/0032 – Proposed New Building

The proposed building will measure 22.3m x 14.9m and have an eaves height of 14.5m, with a shallow pitched roof. The building will be sited behind some of the existing buildings on the site, with the building immediately to the west having a height of 15m. You also indicate within your supporting letter that there are other structures on site that have a height of up to 20m. The building will be sited to the east of existing buildings and therefore it is unlikely to be highly visible from Barnfield Road. In any event, the building's height, proposed materials and design will reflect the appearance of the existing buildings on site, as well as those on the wider industrial estate and given its siting in close proximity of other buildings and structures, it is unlikely that a building a little higher than 15m will be discernible from the surrounding area. I therefore wouldn't raise an objection to the design of the proposed development.

A tree belt is located to the rear of the site, to the east of the proposed building, which will provide a level of screening to the development and soften the building's appearance. The building will be sited on an existing area of hard surfacing and the submitted Site Plan indicates that other structures within the site are located closer to the trees than the proposed building. If the proposed building will extend within close proximity to these trees or their canopies, or the construction of the building will require the removal of any of these trees, then an Arboricultural Survey will need to be submitted to support the planning application.

No residential properties are located in close proximity to the proposed building and it is assumed that it will be operating within the same hours as the wider Croda Chemicals site. If this is correct, then it is unlikely that the proposed development will give rise to any amenity impact. Should you wish to check whether Environmental Health would seek the submission of surveys such as a Noise Assessment, they operate their own pre-application advice service that is independent of the Local Planning Authority.

It doesn't appear that the proposed building will affect the existing parking provision at the site. However, if the building will result in an increase in the number of employees, I would suggest contacting Staffordshire County Council Highways Department via their pre-application advice service, to gain their views before submitting a planning application:
https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysPre-ApplicationAdvice.aspx

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Norder User

Date

23/03/2022

Amendments Summary

I have included the details for discharging condition-9 (Drainage plans).