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To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 12 July 2022 14:45:38

Application Reference No. : SMD/2022/0175 Site Address: Woodhead Garage Froghall Road Cheadle
Staffordshire ST10 2DN Stoke On Trent Comments by: Mr Leeming
From:

Masefield Close
Cheadle
Stoke on Trent

ST10 1JS
Phone:
Email:
Submission: Objection
Comments: I feel that this application needs to be paused until further reports are conducted and any implications addressed.

My main concerns are;

The report from FFC Landscape Architects is out dated.

When initially written, in February 2021, it states *no impact to Masefield Close*. This at the time of production was correct. We could not see or hear the yard. This was because of a large amount of established flora on the South side of the site. Maturing trees and bushes provided a buffer from the yards noise and light pollution.

After completion of the report by FFC and before the subsequent planning application for planning permission in March 2022, Mr Shirley, of MJS, felled the majority of this flora from the North side of Cecilly Brook at 111 Froghall Road. This resulted in a dramatic increase in light and particularly noise pollution.

The removal of this foliage has resulted in loss of sleep and altered sleep patterns for some residents of Masefield Close. An extra 35 HGVs will only add to the levels of discomfort experienced, as it is stated they will mainly operate between 2-6am in a residential area.

The removal of this section of foliage has detrimental effects on both human and wildlife alike. The foliage removed was also a buffer to prevent light from the yard illuminating the Cecilly Brook corridor and the potential disruption to the local bat population, as recommended by the Staffordshire Ecological Society Ltd (SES) in November 2014 as part of a previous MJS planning application.

I am sure the residents of Masefield Close and Staffordshire Wildlife Trust would like to see this buffer, or similar, reinstated.

Flooding

Having spoken to previous residents of Masfield Close, they seemed surprised that Cecilly Brook regularly breaks its banks into our gardens. They only know of one occasion (last flooding 1977) due to a blockage of the Froghall Road culvert.

We have witnessed regular breeches in the last few years, which has left the lower section of gardens to be of a Marsh environment.

The plans are to increase the impermeable area of the site from 4632m² to just over 8000m². The application states that surface water will be removed by a 'sustainable drainage system' but there is nothing to say what this is. I can see nothing about investigating the existing water containment pipe, separator and hydrobreaker, to establish if they have the capacity and ability to cope with the additional water from the original 255m³ storage to whatever is now required to maintain the 5l/s flow required into Cecilly Brook.

I am fearful that the proposed extension will increase the likelihood of more frequent and severe breaches.

In summary I am calling for;

- an updated FFC Report,

- an assessment of impact on local wildlife.

- a detailed, site specific hydraulic modelling required to determine fluvial flood risk to surrounding properties due to

- the almost doubling of impermeable surfaces.

I trust that my above comments will receive the due consideration of the planning committee prior to any decision being made.

Yours Faithfully

Mr E Leeming

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