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 to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

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: 126

Suffix:

Property Name: Ivy Cottage

Address Line 1: Ladderedge

Address Line 2:

Address Line 3: Staffordshire

Town/city: Leek

Postcode: ST13 7AQ

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

Easting (x): 396544

Northing (y): 354716

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Hannah

Surname

Donnan

Company Name

Address

Address line 1

216 Seabridge Lane

Address line 2

Address line 3

Town/City

Newcastle

Country

United Kingdom

Postcode

ST5 3ls

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Proposed Demolition Works

Please describe the building(s) to be demolished

The core of the building was constructed approximately 1820 from Fieldstone. Subsequent small extensions have been added. The latest being mid 70s approx.

Please state the reasons why demolition needs to take place

Under professional advice it would be impossible to underpin the Fieldstone structure to current standards therefore a demolishment needs to take place.

With this in mind, start of the new build being in January (dependant upon proposed plans being accepted) would be very difficult due to winter months and trying to dispose of the spoil/rubble appropriately during this time due to the placement of the house as it sits down from a very narrow and sloping lane.
Therefore it is imperative we are able to demolish before the harsh winter hits Staffordshire moorlands area, especially at our site.

Please describe the proposed method of demolition

We have taken advice from a professional demolishment company who will undertake the project.

Please see additional method from demolition company that will be provided to the planning officer via email once they get in contact with me. This will be to provide supporting evidence. This was provided last time as evidence and agreed to.

How and where would spoil/rubble be disposed of?

All spoil and rubble will be removed by the demolishment company and handled accordingly.

Again, Please see additional method from demolition company that will be provided to the planning officer via email once they get in contact with me. This will be to provide supporting evidence. This was provided last time as evidence and agreed to.

Please provide details of the proposed restoration of the site

New build plans will be imminent in the next few weeks via my architect Martin Harrison.

When do you expect the works to commence (date must be post application submission)?

10/10/2022

When do you expect the works to be completed (date must be post application submission)?

13/10/2022

Are there any public Rights of Way within the site or immediately adjoining the site?

◯ Yes
⊘ No

Is redevelopment or rebuilding proposed at a later date?

⊘ Yes
◯ No

Does the proposal involve the felling or pruning of any tree(s)?

◯ Yes
⊘ No

Site Visit

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

⊘ Yes
◯ No

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

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

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

⊘ 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

Reason of refusal for previous application

Date (must be pre-application submission)

07/09/2022

Details of the pre-application advice received

I was given the information that previous application was refused solely it seemed due to the comments provided , on the basis of not showing enough of a detailed report that considered the method of how any protected species that could be present will be safeguarded.

For this reason, (we will again once the planning officer has made themselves known to me), send an email with a Preliminary assessment (bat scoping survey) followed by bat activity survey – both to be in accordance with Natural England / Bat Conservation Trust guidelines.

For this reason, I have hired a professional ecologist, Dave, known to your ecologists in the planning office as a reputable ecologist to complete the needed report strictly following the guidelines.

This will be completed and sent over asap and definitely within the 28 days the planning authority has to respond and come to a conclusion. Due to not receiving the previous outcome till the exact 28th day at 5pm which was the 7th september, I'm assuming this will be appropriate, as it was before.

Declaration

I / We hereby apply for Prior Approval: Demolition of building 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

Hannah Donnan

Date

11/09/2022

Amendments Summary

Due to providing a sufficient, professional report from an ecologist that will follow natural England guidelines and your own.

The demolishment has been applied for again with supporting documents in due course based on the comments from why the last application was refused, which were based on not providing a sufficient report of the consideration of how the method of any protected species that could be present will be safeguarded. This time we will provide this.