

On Fri, 11 Nov 2022 at 1:49 pm,

Dear Mr Wilshaw

Teanford Mill Land at Breach Lane Upper Tean: DOC/2022/0053 for SMD/2021/0174

The items subject to condition under SMD/2021/0174 which are required to be approved pre-commencement are numbered in the decision notice and summarised as follows along with the Council's response.

3 – materials – the proposed Hampton rural blend and Marley Hawkins Single Camber Plain Tile Blue Smooth are accepted and approved as is the Block paving to driveway to be Plaspave 50 Concrete Block Paving Charcoal 200 x 100 x 50mm

5 – levels – you first proposed 136.6 but as per your revised plan you now propose 136.9 – accepted and approved

6 – landscaping – revised plan 01025 AL (0)09 C – accepted and agreed subject to noting as agreed by e-mail 11th Nov 2022 the northerly boundary hedge marked on the drawing shall be two thirds in length mixed hawthorn and beech (c.20m) and one third (c.10m) laurel

9 – net gain in biodiversity - using Defra metric 3.0 or above, or small sites metric, and a timetable for the works

The applicant's submission proposes targets of

10% net gain in habitat (12a) concludes %target not appropriate;

10% net gain in hedgerow (12B) and identifies 16.75% native species hedgerow

10% net gain in river (12c) but identifies zero

Subject to the proviso that the hedge on the northern boundary is planted using a mix of hawthorn and beech for 20 metres in place of Laurel and 10 metres in Laurel to the remaining length and that all planting is completed by the end of the first planting season following completion of the development or its first coming into use whichever is the earlier the details are accepted and approved.

13 – CEMP – a CMP produced by Hewitt & Car ref 22_209: to support discharge – This is accepted – the applicant /developer should adhere to this throughout the construction; amended condition included. See attached consultation response from the Council's Environmental Health section.

14 – Contamination Investigations – accepted and approved – NB the applicant / developer should ensure that they are fully aware of all of the requirements of verification report in the remediation strategy to ensure that this can be discharged at the appropriate juncture. **Condition 15 is the condition which requires the validation to be provided.

16 – methodology for testing of imported top soil – the methodology and frequency is agreed but obviously no imported material has been imported or tested yet. The requirements of this condition is that the material is tested prior to placement in the gardens / cover areas. See attached consultation response from the Council's Environmental Health section.

17 – The condition requires in relation to artificial lighting incorporated into this site that details of all external artificial lighting to be installed under this permission shall be submitted to and approved in writing by the Local Planning

Authority prior to installation. Outdoor lighting to be Zinc Odin Fixed Matt Black Mains-powered Outdoor Up & Down Up & Down ON/OFF Wall light (Dia)6cm has been proposed as per drawing 01025 AL(0)10 – these details are accepted and approved. No other lighting at the site has been proposed.

18 – parking and turning – accepted as shown in dwg AL(0)09A /and 09C

Yours sincerely

Arne Swithenbank

In your communications with me please always quote the planning reference number if you have one.

Arne D. Swithenbank
Planning Officer and Ecologist
Regulatory Services: Planning Applications
Staffordshire Moorlands District Council
Moorlands House
Leek ST13 6HQ
Staffordshire

also at High Peak Borough Council

Buxton Town Hall, Buxton