



OLDFIELD DESIGN

PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 2070g
Date: 07 December 2022

Staffordshire Moorlands DC
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Dear Sir/Madam,

Proposed Variation of Condition No. 7 on Planning Approval SMD/2018/0023 for Replacement Dwelling at Blakeley, Reacliffe Road, Rudyard for Mr Whawell

Condition no. 7 of the above permission granted on 17/12/2019 is as follows:-

“No development on the site including site clearance shall take place until a Method Statement detailing the means of demolition, site clearance, and construction of the dwelling hereby permitted, including the design and means of constructing the foundations and any other proposed earthmoving and excavation works required in connection with its construction, has first been submitted to and approved in writing by the Local Planning Authority; the Method Statement shall also identify:
-whether any stand distances for operation of construction plant and machinery needs to be established;
-how wind-blown waste will be prevented from entering the reservoir waters;
-how surface run-off will be prevented from entering the reservoir waters;
-how all drainage works will be carried out;
And the development shall thereafter only be undertaken in accordance with the Method Statement as subsequently approved.”

The reason given for this condition is that in order to minimise any operations which would adversely affect the structural integrity of the adjacent Rudyard Lake Reservoir, it is “necessary to ensure that all development and construction operations take full account of these matters from the outset”

Whilst in principle this is perfectly reasonable and understood, in practice some difficulties have been encountered when attempting to comply with the condition in full, prior to commencement of **any** development.

A site inspection by Peak Engineers Ltd (Structural Engineers) has deemed it necessary to undertake a full and detailed ground investigation in order to carry out the temporary and permanent design of the foundations and structural fabric of the proposed building. However, the uneven nature of the site and in particular the presence of the existing building, create accessibility and safety issues, making it impossible for any kind of meaningful investigation to be carried out.

We therefore seek to vary Condition no. 7, by splitting it into two parts, referred to as part a) and part b). Part a) would require the submission and approval of a Method Statement detailing the means of demolition and site clearance prior to any development commencing on the site. Part b) would then require the submission and approval of a Method Statement detailing the means of construction of the new dwelling, including the design and means of constructing the foundations and any other proposed earthmoving and excavation works required in connection with its construction. This second Method Statement would also identify:

- whether any stand-off distances for operation of construction plant and machinery needs to be established;

- how wind-blown waste will be prevented from entering the reservoir waters;

- how surface run-off will be prevented from entering the reservoir waters;

- how all drainage works will be carried out;

And the development shall thereafter only be undertaken in accordance with the Method Statement as subsequently approved.”

Splitting Condition no. 7 in this way will allow the tree protection measures to be erected, the existing building to be demolished and the site cleared prior to the application expiration date of 17th December 2022, giving safe access to the site for a ground investigation to be carried out, which is required in order to prepare the detail for the Method Statement required in part b) of the amended condition. The information required by part b) would then be submitted after the demolition of the existing building, and after the site has been cleared, but before any further work is carried out on site relating to the preparation of the site for the construction of the new dwelling.

With this application, we also submit the Method Statements and details listed below, which are required to satisfy part a) of the condition, as described above.

- 1) Asbestos Demolition Survey Report
- 2) Demolition Method Statement
- 3) Dwg no. 2070-01 – Demolition Fencing Plan
- 4) Protection of Trees Method Statement
- 5) Tree Protection Fencing Plan

Yours faithfully,

Mr J.M.J. Oldfield
Planning and Architectural Consultant
Oldfield Design Ltd