STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

22/06/2023

Mr Rob Duncan
Rob Duncan Planning
28 Ferndale Road
Lichfield
Staffordshire
WS13 7DJ

Dear Mr. Duncan,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION DOC/2023/0031
Discharge of conditions 3, 4, 6, 10, 11, 13 and 14 in relation to SMD/2022/0175
Woodhead Garage Froghall Road Cheadle Staffordshire ST10 2DN

Partial Approval and Partial Refusal of Discharge of Conditions

Thank you for the application to discharge the planning conditions relating to approved application reference SMD/2022/0175 'Extension to existing yard area to provide additional vehicle parking and associated landscaping works.'

Condition 1
Noted.

Condition 2
Noted.

Condition 3
Insufficient information has been submitted relating to preventing surface water run-off during site clearance and construction, including (but not necessarily limited to) temporary drainage features/ Suds, silt interceptors etc. There is a surface water flow across the southern side of the site shown on the flood risk map. No information has been provided relating to potential polluted water entering the nearby brook or road. Water protection measures need to be specified.

Discharge of this condition is hereby formally refused.

Condition 4
Noted, however condition must be complied with in the event of soil needing to be brought onto the site.

Condition 5
Noted.

Condition 6
Details have been reviewed by Environmental Health. The light spillage predictions submitted show there should be minimum adverse light impacts to residential neighbours but the assessment states the following – "It is the responsibility of the customer to ensure any scheme provided by Ansell meets all requirements of the end user. Please Note: Due to using bollard lighting as requested by the customer. The uniformity cannot be achieved. It is recommended that column lighting be added." This would tend to indicate the assessment is incomplete. Additionally there is a requirement to prevent glare, no advice provided. Therefore further details are required in order to discharge the conditions.

Discharge of this condition is hereby formally refused.

Condition 7
Noted.

Condition 8
Noted.

Condition 9
Noted.

Condition 10
We are currently consulting with regard to this condition and are awaiting a response. We will respond further in respect of this condition in due course.

As this condition relates to flood risk, it does not benefit from the Deemed Discharge provisions.

Condition 11
Landscaping: Links with condition 13 below where more information is required.

Discharge of this condition is hereby formally refused.

Condition 12
Noted.

Condition 13
Insufficient information has been submitted to discharge the condition. Details will be sent under separate cover to outline requirements in order to address this refusal.

Discharge of this condition is hereby formally refused.

Condition 14
Condition satisfied subject to compliance with information submitted.

A fresh discharge of conditions application will now be required in respect of those conditions which have been formally refused.

I trust that the above is of assistance. If you require any further information please do not hesitate to contact the case officer, Lisa Jackson.

Yours sincerely

X B.J. Haywood

Signed by: Ben Haywood

Head of Development Services