

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: N/A
Your reference: SMD/2023/0555	Our reference: N/A
Received date: 10/01/2024	Response date: 12/01/2024
Application Type: No Comment Response	Case Officer: Laura Croshaw
Description of Proposed Development: Demolition of Existing Dwelling and Redevelopment of the site to provide 22 dwellings with means of access and associated works.	
Location of Development: The Grange, Clay Lake, Endon	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] None	
Mineral Safeguarding Areas (MSA):	None
Mineral Infrastructure Site nearby: N/A	
Waste Safeguarding considerations: N/A	
Waste Management Facilities nearby: N/A	
Relevant extract from our Standing Advice: As the MWPA, we are only interested in planning proposals which are: within or partially within one or more Mineral Safeguarding Areas (MSA); or, in the vicinity of: a permitted mineral site or safeguarded mineral infrastructure site, a safeguarded waste management facility and any other permitted waste management facilities.	
Recommendation Summary: No Comment	
Details and Reasoning: The Mineral and Waste Planning Authority has no comments to make regarding this application as the application site is not located in or near at least one of the locations set out in our standing advice, you do not need to consult the Mineral and Waste Planning Authority.	
NOTE TO PLANNING OFFICER Finally, I wish to take this opportunity to remind you of the policy requirement (as detailed in Policy 1.2 of the Staffordshire and Stoke-on-Trent Joint Waste Local Plan , and as supported by paragraph 8 of the National Planning Policy for Waste) to make better use of waste associated with non-waste related development. In accordance	

with Policy 1.2, all 'major development' proposals (as defined in the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#), or any subsequent changes/revisions) should:

- i. Use / Address waste as a resource;
- ii. Minimise waste as far as possible;
- iii. Demonstrate the use of sustainable design and construction techniques, i.e.: resource-efficiency in terms of sourcing of materials, construction methods, and demolition;
- iv. Enable the building to be easily decommissioned or reused for a new purpose; and enable the future recycling of the building fabric to be used for its constituent material;
- v. Maximise on-site management of construction, demolition and excavation waste arising during construction;
- vi. Make provision for waste collection to facilitate, where practicable, separated waste collection systems; and,
- vii. Be supported by a site waste management plan / waste audit if the development is likely to generate significant volumes of waste *

* updated to take account of Planning Practice Guidance – [Waste – Determining planning applications](#) - paragraph 049 - Should significant developments include a waste audit?

Note that the Planning Practice Guidance – [Waste – Determining planning applications](#) - paragraph 049 also states that 'before granting planning permission, the LPA needs to be satisfied that the impacts of non-waste development on existing waste management facilities are acceptable and do not prejudice the implementation of the Waste Hierarchy. In addition, the potential impacts from noise, vibration, artificial light, dust and odour must be properly considered for any proposed site'. I therefore wish to also remind you of the policy requirement (as detailed in Policy 2.5 of the [Staffordshire and Stoke-on-Trent Joint Waste Local Plan](#) that 'c) The Waste Planning Authority requests that development proposals which would prejudice the implementation of the Waste Local Plan and result in the loss of a waste management site to a non-waste management use must be accompanied by supporting information setting out how much waste management capacity would be lost as a result of the proposal, the impact of the loss of waste management capacity, and justification for any loss of capacity. This information should be supplied to the Waste Planning Authority'.