

Third Revolution Projects

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By email: Arne.Swithenbank@staffsmoorlands.gov.uk

30th January 2024

Build Studios
203 Westminster Bridge
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Registered No.:
10204013

Conditions 5 and 30 of SMD/2023/0197 – Detailed Phasing Programme and Footpath Protection Scheme

Dear Arne

This letter accompanies an application to discharge conditions 5 and 30 of the consented scheme SMD/2023/0197.

Condition 5

“Notwithstanding the submitted details and condition 2, no development including site clearance, site stripping and levelling shall take place until such time that a detailed phasing programme to provide an implementation schedule for the sequence of construction works across the site with particular regard to the proposed ecological, soft-landscape and tree and hedgerow management work has been provided to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the programme as subsequently approved and there shall be no variation unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to carefully co-ordinate the development and provide a clear programme of delivery to ensure the development is carried out and managed and maintained in accordance with the details submitted subject to the conditions of this permission and in the interests of protected species, biodiversity and local landscape character.”

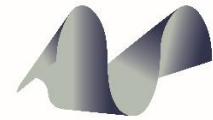
The included Phasing Strategy has been commissioned by Laird Bailey Landscape Architects to lay out scheduling of planting works in order to discharge this condition. The Plan outlines the phasing of the works on pages 7 and 8.

Condition 30

“Prior to the commencement of development including site clearance and stripping a public footpath protection scheme (the scheme) shall be submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out strictly in accordance with the footpath protection scheme as approved which shall in particular provide measures to protect the public footpaths of Draycott Parish no. 15, no. 27 and no. 32 and Checkley Parish no. 4 for walkers both during construction and for the life of the development by including measures to control vegetation which may otherwise grow unchecked.

Reason: To protect and keep safe the local public footpath network for users.”

The applicant approached Laird Bailey Landscape Architects to produce a specific footpath protection plan that identifies the relevant footpaths and outlines the measures that will be taken to protect users of the footpath during construction and on an ongoing basis. The plan shows the



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location of the temporary fencing that will be used during the construction phase. The previously submitted soft landscaping plan LB374 shows the location of planting to protect these footpaths on an ongoing basis.

The application is accompanied by materials detailing the phasing of works as well as the plan for protecting nearby footpaths.

- LB374/R01 Phasing Strategy, produced by Laird Bailey Landscape Architects, January 2024
- LB374_D02 Footpath Protection Scheme, produced by Laird Bailey Landscape Architects, January 2024

The applicant considers these materials to be sufficient in meeting the requirements set out by the Council for addressing the detailed phasing strategy and the protection of the local public footpath network as part of the proposed development.

Please let me know if you need anything further.

Yours sincerely

Chloe Brown
Associate Planner