

Mr. C. Johnston
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

17th April 2024

Dear Chris

PLANNING APPLICATION: SMD/2022/0532 – LAND AT SUGAR STREET, RUSHTON SPENCER

I refer to the above planning application, and in particular to the conditions imposed on the decision notice issued on the 16th December 2022. This submission seeks to address the requirements of the pre-commencement conditions imposed on that consent, and for the purposes of this letter I deal with each condition in turn:

Condition 10 – Reptile Method Statement

I would be grateful if you would find enclosed a Reptile Method Statement prepared by Charnia Ecology to address the requirements of this condition.

Condition 12 – Tree Protection Measures

I would be grateful if you would find enclosed an Arboricultural Report prepared by Tree Heritage which includes details of tree protection measures that are to be installed on the site. I trust these details will meet with your approval.

Condition 13 – CEMP

I would be grateful if you would find enclosed a Construction and Environmental Management Plan to address the requirements of this condition.

Condition 19 – Foul Water Drainage

I would be grateful if you would find enclosed a copy of the drainage strategy for the site prepared by GWK Structural Solutions Ltd. to address the requirements of this condition. Plans of the proposed foul water drainage are enclosed within that document.

Condition 20 – Surface Water Drainage

I would be grateful if you would find enclosed a copy of the drainage strategy for the site prepared by GWK Structural Solutions Ltd. to address the requirements of this condition. Plans of the proposed surface water drainage are enclosed within that document.

Condition 21 – Surface Water Run-Off

I would be grateful if you would find enclosed a copy of the drainage strategy for the site prepared by GWK Structural Solutions Ltd. to address the requirements of this condition.

Condition 22 – Soil Contamination

I would be grateful if you would find enclosed a copy of the drainage strategy for the site prepared by GWK Structural Solutions Ltd. to address the requirements of this condition. Please note that rather than providing the specified information requested within the condition which are aimed at avoiding contamination risks, the applicant has opted to connect the existing private wastewater system that discharges onto the site into their proposed foul water drainage system for the development. In doing so it will ensure that the existing waste water from off-site will no longer discharge into the ground and thereby avoid any issues of soil contamination. We trust this arrangement will meet with your approval.

Condition 28 – Electric Vehicle Charging Points

I would be grateful if you would find enclosed a copy of drawing AL106 Rev.B which shows the location of the proposed electric vehicle charging points. The type of EV Charging Point will comprise of Solo 3 7kW domestic charging units. A copy of the product datasheet is enclosed for your information.

I trust that the enclosed information will meet with your approval and allow you to sign off the relevant conditions in order that development may be commenced. Should you nevertheless have any queries or concerns with the information submitted then please do not hesitate to contact me.

Yours sincerely



Rob Duncan
Planning Consultant