



## Geraint John Planning

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16<sup>th</sup> May 2024

Planning Department,  
Staffordshire Moorlands District Council,  
Stockwell Street,  
Leek,  
ST13 6HQ

Dear Sir/Madam,

### **Land adjacent to Daisy Bank Farm, Upper Tean**

### **APPLICATION TO DISCHARGE CONDITION 3 AND PURSUANT TO RESERVED MATTERS APPROVAL REF. SMD/2022/0199**

#### **Introduction**

We are instructed by our client, Enzo's Estates Ltd., to submit an application for approval of details reserved by conditions pursuant of Reserved Matters Approval SMD/2022/0199 for the *'Reserved matters application and associated discharge of conditions 3, 11 and 13 pursuant to outline planning permission ref. SMD/2018/0509 for the residential development of 55 dwellings including the creation of a new access, car parking and ancillary landscaping.'*

This letter outlines the detail submitted in support of this application with reference to the following conditions:

- Condition 3 - External material finishes and hard surfacing details and samples

The relevant information / documentation has been uploaded via the Planning Portal (ref. PP-13036945) and the requisite fee paid.

#### **Summary of Submission Information**

##### Condition 3: External material finishes and hard surfacing details and samples

The condition reads as follows:

*Notwithstanding any details shown on the approved plans, no above ground works are to be carried out until full details and samples of all external materials and finishes and hard surfacing to be used in the construction of the development, have been submitted to and approved in writing by the Local*

*Planning Authority. The development shall thereafter be carried out in accordance with the approved details.*

*Reason: To ensure a high-quality external appearance of the development and to protect the character and appearance of the area and the wider landscape character.*

A materials schedule (drawing ref. E-652.15A) has been attached to this submission to ensure that all required details by the planning authority have been met. The materials samples have been sent via post under separate cover quoting the planning portal reference PP-13036945. For ease of reference the list of materials sent via post are as follows:

- Cassandra brick;
- White fascia;
- White soffit;
- Black guttering & downpipes;
- Marley Edgemere tile; and
- White UPVC window profile.

Further materials details are included in the schedule submitted with this application which also denote examples.

### **Conclusion**

It is considered that the information provided above and in the referenced documents enables the discharge of condition 3 pursuant to Reserved Matters approval ref. SMD/2022/0199.

In light of the above, and the enclosed, we trust that this is all sufficient and understandable at this stage and look forward to hearing from you as soon as possible with such confirmation. Should however you have any queries or require anything further then please do not hesitate to contact me.

Yours sincerely,



**Geraint John**

Director

Geraint John Planning Ltd.