

18<sup>th</sup> October 2019

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Dear Jane,

**Moneystone Quarry – Phase 1 Reserved Matters Planning Application**

On behalf of our client, Laver Leisure (Oakamoor) Ltd ('Laver Leisure'), please find enclosed a Reserved Matters application for Phase 1 of leisure development at Moneystone Quarry.

Outline planning permission was granted on 26<sup>th</sup> October 2016 (LPA ref: SMD/2016/0378) for:

*"Outline application with some matters reserved for the erection of a high quality leisure development comprising holiday lodges; a new central hub building (providing swimming pool, restaurant, bowling alley, spa, gym, informal screen/cinema room, children's soft play area, cafe, shop and sports hall); cafe; visitor centre with farm shop; administration building; maintenance building; archery centre; watersports centre equipped play areas; multi-sports area; ropewalks; car parking; and managed footpaths, cycleways and bridleways set in attractive landscaping and ecological enhancements (re-submission of Planning Application SMD/2014/0682)".*

This outline planning permission granted consent for the access into the site and all other matters were reserved (scale, layout, appearance and landscaping).

This application seeks approval for the following:

*"Reserved matters application proposing details for the appearance, layout, scale and landscaping for Phase 1 of the leisure development comprising 190 lodges; erection of a new central hub building (providing farm shop, gym, swimming pool, spa, restaurant, cafe, games room, visitor centre, hub management and plant areas); reuse and external alterations to the existing office building to provide housekeeping and maintenance accommodation (including meeting rooms, offices, storage, staff areas and workshop); children's play areas; multi use games area; quarry park; car parking; cycle parking; refuse and lighting arrangements; and managed footpaths, cycleways and bridleways set in attractive hard and soft landscaping."*

The proposed development has been designed with consideration of the current quarry configuration and levels, landscaping and treatment of the wider site to integrate with the existing landscape and countryside. The leisure development has been designed to accord with the approved Parameter Plan (Ref: PL1088.M.110 Rev 6) which sets the parameters for the land use and maximum building heights within the whole development site.

The planning application is accompanied by a comprehensive suite of supporting plans and documents, the scope and extent of which has been prior agreed with SMDC Officers at the pre-application meeting which took place on 29<sup>th</sup> July 2019. The supporting plans and documents submitted with the planning application are listed in full at Appendix 1 of this letter.

The planning application fee of £45,240 (including £25 planning portal service charge) has been paid via bank transfer.

I trust the above is in order and that you have sufficient information to validate the planning application. Should you require further information or wish to discuss then please do not hesitate to contact me.

Yours sincerely



**Alice Henderson**  
**Graduate Planner**  
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**Alice.henderson@avisonyoung.com**  
**For and on behalf of**  
**GVA Grimley Limited t/a Avison Young**

Enc: Appendix 1 – Supporting Plans and Documents Schedule

Cc: Peter Swallow – Laver Leisure (Oakamoor) Ltd

## Appendix 1 –Supporting Plans and Documents Schedule

Document / Drawing Name	Drawing Reference	Author
Completed Application Forms	October 2019	Avison Young
Supporting Planning Statement	October 2019	Avison Young
Design and Access Statement	October 2019	NBDA
Arboricultural Impact Assessment	October 2019	Urban Green
Foul and Surface Water Drainage Strategy	September 2019	JPG
Structural Landscape Management Plan	October 2019	Planit
Planting Palette	October 2019	Planit
Hardworks Materials Palette	October 2019	Planit
Parking Note	October 2019	PBA/Stantec
Ecology Statement for Condition 9	September 2019	Bowland Ecology
Arboricultural Statement for Condition 9	October 2019	Urban Green
Table E3 Earthworks Sequence	418055	Abbeysdale BEC
Site Location Plan	1733-020	NBDA
Existing Site Plan	1733 -002	NBDA
Phasing Plan	1733 -021	NBDA
Site Masterplan	1733-019	NBDA
Hub Building Area Masterplan	1733-010	NBDA
Watersports Building Area Masterplan	1733-011	NBDA
Quarry 3 Masterplan	1733-022 Rev A	NBDA
Quarry 1 West Masterplan	1733-023 Rev A	NBDA
Quarry 1 East Masterplan	1733-024 Rev A	NBDA
GA Site Sections-Q3-DD	1733-115	NBDA
GA Site Sections-Q3-EE	1733-116	NBDA
GA Site Sections-Q3-CC	1733-117	NBDA

GA Site Sections-Q3-AA	1733-125	NBDA
GA Site Sections-Q3-FF	1733-119	NBDA
GA Site Sections-Q3-GG	1733-120	NBDA
GA Site Sections-Q3-JJ	1733-121	NBDA
GA Site Sections-Q3-II	1733-122	NBDA
GA Site Sections-Q3-BB	1733-123	NBDA
GA Site Sections-Q3-HH	1733-124	NBDA
GA Site Sections-Q1W-AA	1733-125	NBDA
GA Site Sections-Q1W-BB	1733-126	NBDA
GA Site Sections-Q1W-CC	1733-127	NBDA
GA Site Sections-Q1E-GG	1733-128	NBDA
GA Site Sections-Q1E-HH	1733-129	NBDA
Hub Building Lower Level GA Plan	1733-HB-010 Rev A	NBDA
Hub Building-Upper Level GA Plan	1733-HB-011 Rev A	NBDA
Hub Building Roof Plan	1733-HB-012 Rev A	NBDA
Hub Building-GA Elevation	1733-HB-014 Rev A	NBDA
Hub Building-GA Sections	1733-HB-015 Rev A	NBDA
Hub Building Long Sections	1733-HB-016	NBDA
Visuals – Twin Lodge End Deck	1733-LV-010	NBDA
Visuals – Twin Lodge Side Deck	1733-LV-011	NBDA
Visuals – Single Lodge End Deck	1733-LV-012	NBDA
Visuals – Single Lodge Side Deck	1733-LV-013	NBDA
Housekeeping Building Existing Elevations	1733-HK-005	NBDA
Housekeeping Building Proposed Elevations	1733-HK-014	NBDA
Housekeeping Building Existing Floorplan	1733-HK-004	NBDA
Housekeeping Building Proposed Floorplan	1733-HK-010	NBDA
Site Wide Landscape Masterplan	1088.4-PLA-00-XX-DR-L- 0001 Rev P01	Planit

Landscape Masterplan Quarry 3	1088.4-PLA-00-XX-DR-L-0002 Rev P01	Planit
Landscape Masterplan Quarry 1 North	1088.4-PLA-00-XX-DR-L-0003 Rev P01	Planit
Landscape Masterplan Quarry 1 South	1088.4-PLA-00-XX-DR-L-0004 Rev P01	Planit
Footpath Cycleway and Bridleway Plan	1088.4-PLA-00-XX-DR-L-0005 Rev P01	Planit
Landscape Masterplan Southern Woodland Pathways	1088.4-PLA-00-XX-DR-L-0006 Rev P01	Planit
Site Wide Hardworks	1088.4-PLA-00-XX-DR-L-1001 Rev P01	Planit
Planting Plan Quarry 3	1088.4-PLA-00-XX-DR-L-2002 Rev P01	Planit
Planting Plan Quarry 1 East	1088.4-PLA-00-XX-DR-L-2003 Rev P01	Planit
Planting Plan Quarry 1 West	1088.4-PLA-00-XX-DR-L-2004 Rev P01	Planit
Planting Schedule	1088.4-PLA-00-XX-DR-L-2005 Rev P01	Planit
Soiling Plan	1088.4-PLA-00-XX-DR-L-2006 Rev P01	Planit
Furniture and Signage Strategy	1088.4-PLA-00-XX-DR-L-4000 Rev P01	Planit
Boundaries Plan	1088.4-PLA-00-XX-DR-L-4001 Rev P01	Planit
Refuse Strategy	1088.4-PLA-00-XX-DR-L-4003 Rev P01	Planit
Typical Softworks Details	1088.4-PLA-00-XX-DR-L-6000 Rev P01	Planit
Detail Area 1 The Hub	1088.4-PLA-00-XX-DR-L-8001 Rev P01	Planit
Detail Area 3 - Q3 Lodges - Water's Edge	1088.4-PLA-00-XX-DR-L-8003 Rev P01	Planit
Detail Area 4 - Q3 Lodges - Within Woodland	1088.4-PLA-00-XX-DR-L-8004 Rev P01	Planit
Detail Area 5 - Q1 East Lodges	1088.4-PLA-00-XX-DR-L-8005 Rev P01	Planit
Detail Area 6 - MUGA	1088.4-PLA-00-XX-DR-L-8006 Rev P01	Planit
Detail Area 7 – Natural Play	1088.4-PLA-00-XX-DR-L-8007 Rev P01	Planit
Detail Area 8 – Junior Play	1088.4-PLA-00-XX-DR-L-8008 Rev P01	Planit
Detail Area 9 – Adventure Play	1088.4-PLA-00-XX-DR-L-8009 Rev P01	Planit
Detail Area 10 - Lodges	1088.4-PLA-00-XX-DR-L-8010 Rev P01	Planit
Detail Area 11 - Q1 East Lodges	1088.4-PLA-00-XX-DR-L-8011 Rev P01	Planit
Bridge Elevations and Sections Drawing	5457-JPG-SW-ZZ-DR-S-1600 Rev P01	JPG