

Staffordshire Moorlands Council
Planning Department
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

9th August 2024

Dear Sir / Madam

HEN CLOUD HOUSE, BUXTON ROAD, LEEK, STAFFORDSHIRE, ST13 6EQ. Ref SMD/2018/0674. Planning Portal Ref. PP-13322495

Following the grant of planning permission on 19th June 2019 relating to the above development an Application for Approval of Details Reserved by Conditions has been submitted via the Planning Portal.

The application relates to the following Condition:

Condition 22 - Verification Report

No occupation of any phase of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved for each phase.

The home has been complete and operational from January 2021. The requirement to submit this application has arisen following re-funding of the home where a thorough investigation into the planning process has taken place resulting in the realisation that Condition 22 has not been discharged.

The Remediation Statement submitted under condition 21 was approved under application ref. DOC/2019/0077 on the 22nd December 2020.

Condition 21 approved the remediation strategy submitted, of the matters raised in the strategy the following are considered to be relevant to this condition at this stage.

- Gas membrane
- Soil certification

The soil certification was submitted and approved within Condition 24 Ref. DOC/2021/0007 on the 10th Feb 2021, as such it is considered that the only matter outstanding that would require verification under Condition 22 is the gas membrane.

The Geoshield Verification Reports for the installation of the gas membrane are submitted with the application.

Due to the passage of time and no subsequent issues arising from the development it is hopeful the information submitted is sufficient to discharge the planning condition.

Should you require any further information in relation to the above, please do not hesitate to contact me on 0113 385 3567.

I trust the above is satisfactory.

Yours faithfully

T A Spencer

Mrs Tracey Spencer BA (Hons) Dip TP
Senior Planning Manager