

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

16th August 2024
EP ref: 22-413

Dear Sir or Madam,

Re: Planning Portal reference - PP-13338229
The Old Bowling Green, Leek Road, Cellarhead, Staffordshire Moorlands

Please find enclosed an application to discharge conditions 4, 8 and 12 of planning permission SMD/2023/0496 for the construction of 9 extra care units (C2), communal lounge/office and associated works at The Old Bowling Green, Leek Road, Cellarhead, Staffordshire Moorlands.

The application, submitted via the planning portal, consists of the following:

- Application forms
- Drainage layout 240363-C2C-XX-XX-DR-C-500-PO1
- Drainage details (sheet 1 of 2) 240363-C2C-XX-XX-DR-C-501-PO1
- Drainage details (sheet 2 of 2) 240363-C2C-XX-XX-DR-C-501-PO1
- Storm water network – hydraulic calculations – 100 year +40% climate change
- CEMP prepared by A&H safety consultants limited and accompanying plan

The application fee of £145.00 has been paid via the Portal.

Condition 4

Condition 4 states:

The development hereby approved shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented

in exact accordance with the approved details before the development is first brought into use.

Drainage plans prepared by C2C consulting engineers are enclosed with the application.

Condition 8

Condition 8 requires the submission of a CEMP to be approved by the LPA. A CEMP and accompanying drawing is enclosed.

Condition 12

Condition 12 states:

12. Except for works of site clearance and demolition, no development hereby permitted shall take place until a site specific noise assessment and scheme for protecting the proposed residential units for that phase of the site from external noise has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard 8233:2014 (Sound insulation and noise reduction for buildings) and the PROPG: Planning and Noise: New Residential Development. It shall be designed to achieve noise levels of less than 30 dB LAeq in bedrooms (23:00 to 07:00), 35dB LAeq in bedrooms (07:00 to 23:00), less than 40 dBLAeq in living areas and less than 55 dB LAeq in outdoor living areas. Pre-completion tests shall be carried out to verify compliance with this condition. A report shall be produced containing all raw data and showing how calculations have been made. No dwelling within that phase hereby permitted shall be occupied until the approved works to that dwelling have been completed in accordance with the approved details.

The approved scheme is a small scheme of 9 extra care units. The development will be completed in one phase only and none of the units will be occupied until all construction work is completed. We trust that this is acceptable and no further details are needed to discharge this condition.

We trust that the details submitted meet your requirements and are sufficient to discharge the above conditions. However, should you have any queries or require any further information then please do not hesitate to contact our office at your earliest opportunity.

Yours sincerely
Emery Planning

Caroline Payne

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Director

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