

03 September 2024

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

Dear Sir / Madam

Discharge of Condition 17 of Planning Permission SMD/2023/0263 at Land Off Draycott Cross Road, Brook Houses, Cheadle, Staffordshire

Following the granting of planning permission for the Proposed Development of a Battery Storage System, associated infrastructure and access, I am pleased to submit a discharge of Condition 17. The relevant condition is detailed below:

No development shall commence until;

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Coal Mining investigation

NKC Geotech Ltd has prepared a Coal Mining Investigation. The investigation has concluded that the Proposed Development will cause minimal disturbance to the ground because of the lightweight prefabricated structures which makeup the battery storage system. All structures have shallow foundations, each placed on simple concrete pads/bases. Subsequently, the Proposed Development aligns with the Coal Authority's exemption to undertake remediation works.

As such, it is considered the investigation satisfies both parts of Condition 17 and the discharging is acceptable.

Payment

Payment of the application has been made with the application submission.

I trust that the above information is satisfactory for the purpose of validating the discharge of condition application, however should you have any questions please don't hesitate to get in contact.

Sincerely,

Dan Levy

Planning Manager, AssocRTPI