

High Peak Borough Council and
Staffordshire Moorlands District Council
Development Control
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: UT/2023/120164/01-L01
Your ref: SMD/2021/0456
Date: 08 June 2023

Dear Sir/Madam

**VARIATION OF CONDITION 2 RELATING TO SMD/2018/0180 SEEKING MINOR AMENDMENT TO PHASE 1 PLANNING LAYOUT REV Z3 (REF: ARCH/PL/PH1 REV Z3) FOR THE ADDITION OF RETAINING WALLS (PART RETROSPECTIVE) TO PLOTS 60-67 AND 70, RE-SITING OF PLOTS 1-5 (RETROSPECTIVE), GARAGE SERVING PLOTS 66/67 AND RECONFIGURATION OF APPROVED SUDS POND (RETROSPECTIVE) AND MINOR AMENDMENT TO SITE LOCATION PLAN (REF: ARC/LP/01 REV B).
LAND TO THE EAST OF FROGHALL ROAD AND NORTH OF AYR ROAD, AND CHELTENHAM AVENUE, CHEADLE, STAFFORDSHIRE**

Thank you for consulting us on the above application to vary Condition 2 relating to planning reference SMD/2018/0180 which was received on 04 April 2023 followed by a number of clarifications including plan drawings, the latest of which, revised layout version Z19, was received on 18 May 2023.

We note the information provided and wish to provide the following comments in response.

We raise no objections to the revised proposal as submitted with this variation of condition application.

However, it is noted that this section of the Cecilly Brook is classed as Ordinary Watercourse and that it is near the proposed SUDS pond with the positioning of the pond within Flood Zone 1. We advise that the Ordinary Watercourse is under the control of the LLFA Staffordshire County Council and therefore within their remit to determine the details of this reconfiguration of the approved SUDs Pond (retrospective) as part of this variation of condition application and to ensure that they are happy with the revised positioning of the proposed pond as well as whether or not it will increase flood risk to third parties.

Environment Agency
Sentinel House (9) Wellington Crescent, Fradley Park, Lichfield, WS13 8RR.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Yours faithfully

Aileen Parry
Planning Advisor