



STAFFORDSHIRE
moorlands
 DISTRICT COUNCIL
 ACHIEVING • EXCELLENCE

Staffordshire Moorlands District Council
 Moorlands House, Stockwell Street, Leek
 Staffordshire Moorlands, ST13 6HQ
 Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

83

Suffix

Property Name

Lilac Grove Farm

Address Line 1

Folly Lane

Address Line 2

Address Line 3

Staffordshire

Town/city

Cheddleton

Postcode

ST13 7DA

Description of site location must be completed if postcode is not known:

Easting (x)

396970

Northing (y)

350088

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Redevelopment of the site to provide 7 dwellings in the form a detached two storey dwelling, 4 detached chalet bungalows and 2 single storey detached bungalows

Reference number

SMD/2023/0550

Date of decision (date must be pre-application submission)

29/01/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3, 4, 10 13, 15, 16, 18, 19, 20, 21, 22, 22 (note there are two conditions numbered 22 on the decision notice) 25, 26

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 - Drainage details see Infiltration Report by Keytech Development Design Ltd (June 2024); K24-0032-001 Drainage Strategy; K24-032-002 Suds Maintenance Plan, K24-032-003 Overland Routing Plan; K24-032-004 Proposed Levels Plan; K24-032-005 Impermeable Areas Plan; Permeable Road Calcs, Plots Soakaway Calcs

Condition 4 - Landscaping scheme - see 5 bar timber gate.pdf; Driveways - Marshall Drivesett Tegula Priora Permeable Paving in Pennnat Grey.pdf; Featherboard Fencing - Jacksons.pdf; Gate Single - Orchard.pdf; Patios and Paths - Marshalls Fairstone Antique Averno in Autumn Bronze Multi.pdf; Planting Schedule - Lilac Grove 2021-2632.pdf; Post and rail nailed - Jackson.pdf; see drawing 2021-2632-103A Planning Conditions Site Plan

Condition 10 - Details of Bat and bird enhancement measures see Bat Box - Vivara Pro Almodovar Medium.pdf; Bird Boxes - Vivara Pro Woodstone Barcelona Open Nest Box.pdf; Bird Boxes - Vivara Pro Woodstone House Sparrow.pdf; see drawing 2021-2632-103A Planning Conditions Site Plan

Condition 13 - Reinstatement of existing site access - See drawing 2021-2632-104 Planning Conditions - Carriageway Details; see drawing 2021-2632-103A Planning Conditions Site Plan

Condition 15 - Surface water drainage interceptor details Infiltration Report undertaken by Keytech Development Design Ltd (June 2024); K24-0032-001 Drainage Strategy; K24-032-002 Suds Maintenance Plan, K24-032-003 Overland Routing Plan; K24-032-004 Proposed Levels Plan; K24-032-005 Impermeable Areas Plan; Permeable Road Calcs, Plots Soakaway Calcs

Condition 16 - Site frontage footway improvements see drawing 2021-2632-106A

Condition 18 - Visibility splay details - See drawing 2021-2632-104 Planning Conditions - Carriageway Details; See drawing 2021-2632-105 Planning Conditions - Pedestrian Crossing Details and drawing 2021-2632-106A Planning Conditions - Highway Works

Condition 19 - CEMP see drawing 2021-2632-107 CEMP and Construction and Environmental Management Plan

Condition 20 - Contamination site risk assessment see Phase 1 Site Appraisal (Desk Study) undertaken by GRM dated June 2024

Condition 21 - Importation of top soil Phase 1 Site Appraisal (Desk Study) by GRM dated June 2024

Condition 22 - Details of external artificial lighting see drawing 2021-2632-103A Planning Conditions Site Plan

Condition 22 - Orchard access gate see drawing 2021-2632-103 Planning Conditions Site Plan and Gate Single - Orchard.pdf;

Condition 25 - Details of solar panels see drawings 2021-2632-94 Planning Conditions - Plot 1 Housetype, 2021-2632-95 Planning Conditions - Plot 2 Housetype, 2021-2632-96 Planning Conditions - Plot 3 Housetype, 2021-2632-97 Planning Conditions - Plot 4 Housetype, 2021-2632-98 Planning Conditions - Plot 5 Housetype, 2021-2632-99 Planning Conditions - Plot 6 Housetype, 2021-2632-100 Planning Conditions - Plot 7 Housetype,

Condition 26 - Details of chimneys see drawing 2021-2632-101 Planning Conditions - Chimney Details

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Teresa Critchlow

Date

19/09/2024