

Jane Curley
Moorlands House,
Stockwell St,
Leek,
ST13 6HQ

Reference Number:
SMD/2023/0532

Date: 15th October 2024

Dear Jane,

Moneystone Park, Staffordshire Moorlands, Phase 2 Reserved Matters Application (SMD/2023/0532)

Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Asteer Planning, acting on behalf of Laver Leisure (Oakamoor) Limited ('the Appellant') submitted an Environmental Statement (ES) Addendum to the Planning Inspectorate on the 27th August 2024 associated with the appeal for Phase 1 of Moneystone Park. The appeal reference is APP/B3438/W/24/3344014.

The ES Addendum was prepared in response to a direction from the Planning Inspectorate on 17th July 2024 for 'additional information' pursuant to Regulation 25 of the EIA Regulations. It was requested that the Addendum accounted for any changes to the baseline given the time that has elapsed since preparation of the June 2016 ES associated with the approved outline application (SMD/2016/0378). The ES Addendum responds directly to this request and demonstrates that there are no new or altered residual effects which were not reported in the June 2016 ES or subsequent EIA related assessments. As such, the conclusions set out within the June 2016 ES and subsequent EIA related assessments remain valid in terms of the assessment of likely significant effects. Additionally, no significant residual effects were identified within the Climate Change assessment, which was subsequently scoped-in to the ES Addendum as a new topic for assessment which was not previously considered.

The ES Addendum was consulted upon in accordance with the requirements of the EIA Regulations. A consultation response was received from the Principal Pollution Officer of Staffordshire Moorlands District Council (SMDC) and High Peak Borough Council which requested a £4,500 financial contribution in relation to Air Quality monitoring within the Cellarhead Air Quality Management Area (AQMA). It was agreed that this would be secured by way of a legal agreement. There are no other changes to the ES Addendum.

It has now been confirmed via email from the Planning Inspectorate on October 7th 2024 that no 'further information' pursuant to the ES Addendum through the issue of a further Regulation 25 direction is required.

As the ES Addendum assessed the entire Moneystone Park proposals, including the area associated with the Phase 2 Reserved Matters Application (SMD/2023/0532), therefore, the local authority should take this into account in accordance with Regulation 9 (2) of the EIA Regulations.

I trust that this letter is of assistance and should you have any further queries, please contact Asteer Planning.

Yours Sincerely,

A handwritten signature in grey ink, appearing to read 'Liz McFadyean'.

Liz McFadyean

Director

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For and on behalf of Asteer Planning LLP