

20/11/2024

Mrs Teresa Critchlow
Sammons Architectural Limited
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of conditions 3, 5, 6, 9, 10 and 11 relating to SMD/2021/0775
THE BOATHOUSE Lakeside Road Rudyard Staffordshire ST13 8RP

I can confirm that:

Condition 3: External Facing Materials of the Balcony

Details submitted under the drawing reference 2020-2578-08 and 'The Millboard Collection' brochure are deemed acceptable. Millboard Enhanced Grain composite boarding (176mm board width) finished in 'Burnt Cedar' shall be used. Condition is satisfied subject to compliance with these details.

Condition 5: Exterior Lighting Installations

Details submitted under the drawing references 2020-2578-08 and 2020-2578-10B; the Recessed Lighting - Collingwood.pdf and the Wall Mounted Lighting - Black Country Lighting.pdf are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 6: External Joinery

Details submitted under the drawing references 2020-2578-06B, 2020-2578-07B and 2020-2578-10B are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 9: Scheme of Biodiversity Landscaping

Details submitted under the drawing reference 2020-2578-12 and The Boathouse Planting Schedule 07-08-24 are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 10: Scheme for the Disposal of Foul and Surface Water

Details submitted under the drawing reference 2020-2578-11 Proposed Drainage Layout, Canal & River Trust Reply Email 17/05/2024, Klargest Domestic 900 x 1260 with Single Pump.pdf and Marsh Ensign Ultra Model Pop 6.pdf are deemed acceptable. The foul water from the bio disc system will pass through the tank and then be discharged into the ground via land drains / soakaway system. Condition is satisfied subject to compliance with these details.

Condition 11: Eradication Plan to Control and Remove the presence of Japanese Knotweed

Details submitted under the Japanese Knotweed Site Survey by Mr John Shaw at Japanese Knotweed Expert referenced JKE- 11572 and dated Tuesday 5th May 2024 are deemed acceptable. Condition is satisfied subject to compliance with these details.

You attention is drawn to the comments of the Canal and River Trust and the Informatives detailed in their consultation response which is also attached with this letter

If you have any questions regarding the above please contact
Hannah.varley@highpeak.gov.uk

Yours faithfully,

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services