

Our Ref: 01C400705
Your Ref: PP-13638824 (SMD/2022/0244)

16th December 2024

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

Dear Sir/Madam,

Aldi Stores Ltd: Cheadle, Brookhouse Way, Cheadle.

Discharge of Planning Conditions 4, 5, 22 and 24 attached to planning permission SMD/2022/0244.

Avison Young is instructed by Aldi Stores Ltd ('Aldi') to submit an approval of details application to discharge Conditions 4, 5, 22 and 24 attached to planning permission SMD/2022/0244, which relates to the site of 'Industrial Agricultural Engineering', Brookhouse Way, Cheadle, Staffordshire, ST10 1SR.

Permission was granted on the 29th August 2024 for development described as:

"Demolition of existing buildings on site. Redevelopment to provide a foodstore (Class E) and associated access, car parking and landscaping works."

The planning permission is subject to a total of twenty-nine conditions, with thirteen of these being required to be discharged. This current application seeks to discharge Conditions 4, 5, 22 and 24 in their entirety, further details on these conditions and our submitted information is below.

Condition 4 requires information to be submitted to the LPA for the approval of samples and full specifications of external materials, including hard surfacing together with eaves, verges, windows and door details. The information required to discharge this condition is contained within the following documents:

- Proposed Elevations. Ref J21A15 – P005 Rev B.
- Materials Schedule. Ref J21A15 v1.

Condition 5 requires information to be submitted to the LPA for the approval of boundary treatments and retaining walls. The information required to discharge this condition is contained within the following documents:

- Proposed Boundary Plan. Ref PM_30_10_90-0001 Rev C01.
- Materials Schedule. Ref J21A15 v1.

Condition 22 requires information to be submitted to the LPA for the approval of plant machinery and their location. The plant equipment must be operated and enclosed or attenuated so that it does not increase the

agreed background noise levels. The information required to discharge this condition is contained within the following documents:

- Proposed Plant Layout. 79-E1856-WAVE-XX-00-DR-R-En_60_60_00-0001 Rev P01.
- Environmental Noise Impact Assessment ADT 3711/ENIA.
- aroTHERM Plus Specification.

Condition 24 requires information to be submitted to the LPA for the approval of an artificial lighting scheme, showing all lighting to be installed. The information required to discharge this condition is contained within the following document:

- Electrical Engineering Services External Lighting. 79-E0000-WGC-XX-XX-DR-E-Ss_70_80_25-0001 Rev P03.

Summary

This application seeks to discharge conditions 4, 5, 22 and 24 attached to planning permission SMD/2022/0244. The application has been made via the Planning Portal under the reference PP-13638824 and is accompanied by the application fee of £145.00, plus a service charge fee, paid via Planning Portal using BACS.

We trust that the above is sufficient to enable the full discharge of the above conditions. However, should you have any queries, please do not hesitate to contact me via the details below.

Yours sincerely,

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For and on behalf of Avison Young (UK) Limited