



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

Bryony

Surname

Crossland Davies

Company Name

Asquith Development Ltd

Address

Address line 1

36

Address line 2

Stafford Street

Address line 3

Town/City

Market Drayton

County

Shropshire

Country

United Kingdom

Postcode

TF9 1JB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Construction of 1no. 4 bedroom house and 2no. 3 bedroom houses

Reference number

SMD/2020/0197

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

07/02/2022

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

Condition number(s)

Conditions: 13, 11

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

18/03/2024

Has the development been completed?

☐ 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

Number 11: topsoil

Planning Officer advised that we should confirm compliance with condition 11 which states that no top soil is to be imported to the site without prior testing for contamination. Due to the nature of the greenfield site, topsoil has been harvested and retained within the site. Therefore this will be used without the need to import. Therefore, we confirm adherence to this condition.

Number 13:

Condition 13 states that we must complete a pre-completion sound test to verify compliance with Noise Air Report P4846-R1-V2 [Issue Date: 3rd November 2021 Document Status: Version 2] to demonstrate the efficacy of the sound insulation scheme. This test has been completed over two weekends and the results can be found within Report P4846-R2-V2 Butchers Arms, Forsbrook. As can be seen within this report, noise levels reported at the most noise sensitive habitable room (closest to public house equipment/plant) are significantly under those required.

We have also submitted the technical data sheet required for the site boundary acoustic barrier which demonstrates the efficacy of the acoustic fencing. It is worth noting that in the original sound insulation scheme the recommended density of the acoustic barrier was 10 kg/m³ - our acoustic barrier is 27 kg/m³, which is why our results fall significantly under those required. This acoustic barrier runs the length of the site boundary as per original drawing.

We have adhered to the sound insulation scheme to the letter and have gone above and beyond what is required to ensure that future occupiers are protected from sound ingress.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

26/11/2024

Details of the pre-application advice received

Advice received regarding condition 11 topsoil. Advised us to confirm adherence alongside our submission of the sound test.

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

Bryony Crossland Davies

Date

27/01/2025