

28/01/2024

Alice Keyse
Hewitt&Carr Architects
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of Conditions Condition 4 (Drainage), Condition 5 (Landscaping)
under DOC/2024/0062 in relation to application SMD/2023/0443
Churnetside Business Park Station Road Cheddleton Staffordshire ST13 7EE

I refer to the above application seeking to discharge the following conditions:

4. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out strictly in accordance with the approved details.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

5. Within one month of the commencement of the development hereby approved (including any demolition, site clearance, stripping or site establishment) there shall be submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. Such a scheme shall in particular provide for replacement trees to the roadside boundary along with hedge planting and shall include full details of all new trees and shrubs, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved or its first occupation / coming into use whichever is the earlier. Any plants which die or are lost or otherwise fail to establish in the first five years following the completion of the planting shall be replaced in the next available planting season with plants of the form and size as originally planted. The planting shall thereafter be allowed to grow and be maintained for the lifetime of the development. The tree shown as T6 on plan number 26/635/03/B shall be retained for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development, biodiversity and the amenities of the area.

1. The LPA has consulted with the Staffordshire Flood Risk Management Team and Severn Trent Water with regard to the details (drwg. no. KT-24-028-100) you have submitted in response to the above condition (4) and:

- a. Staffordshire Flood Risk Management Team responded:

"This development does not appear to be a major development, therefore we are not statutory consultees and have no further comments to offer.

Please also note that although we were consulted on the original application, we did not request any conditions to be specified on the decision notice."

- b. Severn Trent Water responded:

Given the proposal for surface water is discharge to a private asset before outfalling to the river, we would have no comment to make and advise this is discussed with the LLFA.

We have no objections to the foul sewage proposal: The submitted 'Strategic Drainage and SUDs Maintenance Plan' (drawing ref: KT24-028-100 Rev: /) shows all foul sewage is proposed to discharge to the public combined sewer at manhole 7601.

Based upon these proposals I can confirm we have no objections to the discharge of the drainage related condition.

2. a) The LPA has consulted with the Staffordshire Wildlife Trust and the SMDC Tree Officer with regard to the details (drwg. no. M24/1600/L01-v1) you have submitted in response to the above condition (5) and they have confirmed:

"Following the receipt and review of the documents relating to landscaping, we would suggest the discharge of Condition 5 and have no further comments."

- b) The Tree Officer commented:

The submitted landscaping scheme as set out on FFC Landscape Architects "Landscape Proposals" Drg. No. M24/1660/L01-v1 is appropriate and fully specified, including replacement trees along the Station Road boundary of the site as required under Condition 5, and is therefore considered acceptable for approval under Condition 5 of planning permission SMD/2023/0443.

Condition 5 already provides for securing subsequent implementation and maintenance of the approved landscaping scheme following planting, so no further conditions or obligations need be imposed in that regard.

Having received this confirmation of acceptance from the Staffordshire Wildlife Trust, I am able to confirm that in regard to the submission requirements for Condition 5 under planning approval SMD/2023/0443 this condition is hereby approved. You will of course note that the condition contains an on-going management requirement.

Informative

1. Notwithstanding any indication on the “Tree Proposal” Drg. No. 23/635/03/B approved under planning permission SMD/2023/0443, and the “Landscape Proposals” Drg. No. M24/1660/L01-v1 to be approved under this condition discharge application DOC/2024/0062, Condition 5 of the planning permission also requires retention of Ash tree denoted T6 on the original tree survey plan and this should be incorporated into the landscaping scheme on implementation.

I trust that the above is of assistance. If you have any questions please contact Reuben Berriman, Trainee Planning Officer.

Yours faithfully,

18/02/2025

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services

