

24/03/2025

Mr Jack Millichip
J Harper & Sons Ltd
1-2 Bevan Industrial Estate
Bevan Road
Brierley Hill
DY5 3TF

Dear Mr. Millichip

Discharge of Conditions 6, 7, 8, 9, 10, 11, 12, 14, 15, 17 and 20 in relation to application SMD/2023/0368 Land at Uttoxeter Road Blythe Bridge ST11 9JR

Thank you for your application to discharge the above referenced conditions. We have previously discussed and agreed the conditions information, however please find below final details for your records.

Condition 6

Condition satisfied subject to compliance with plan titled 'Site Plans Phasing Plan L(90)003 Revision G'

Condition 7

Roof tiles - Russel Grampian slate grey concrete tiles are acceptable.

Facing brickwork - Carlton Wolds Autumn blend are acceptable.

External door details are on the approved plans

Black UPVC Rainwater goods are acceptable.

Black Eaves Fascia and Soffits are acceptable.

Bradstone Peak Smooth Buff Paving Slabs are acceptable [Bradstone Peak Smooth Buff Paving Slab 450x450x32mm | Travis Perkins](#)

Brindle Marshalls block paving is acceptable for the 12 car parking bays. [BRINDLE Marshalls Standard Concrete Block Paving 200 x 100 x 50mm](#)

A black tarmac finish for the access road is acceptable.

The window/joinery details as shown on the following plans are acceptable.

A(2-) 500 Rev A;

A(2-) 501 Rev A;

A(2-) 502 Rev A;

You have informed that the windows will be charcoal grey colour, upvc frames, recessed by 75mm min.

Eaves details as shown on drawing uPVC Charcoal grey window and door A(2-) 601 Rev B are acceptable.

Subject to compliance with the above details, condition number 7 is satisfied in so far as the requirements relating to Phase 1 only.

Condition 8

The window/joinery details as shown on the following plans are acceptable.

A(2-) 500 Rev A;

A(2-) 501 Rev A;

A(2-) 502 Rev A;

You have informed that the windows will be charcoal grey colour, upvc frames, recessed by 75mm min; this is acceptable.

The composite doors in golden oak colour have already been approved under drawing reference D106 Rev C.

Condition 8 is therefore satisfied in respect of the requirements for Phase 1 only.

Condition 9

The 'Construction Environmental Management Plan for 12no. walk up flats with associated external works' by Harper and the 'Blythe Bridge Site Setup illustration' spreadsheet, submitted to the Local Planning Authority on 30th January 2025 are acceptable and, subject to compliance with them, satisfies condition number 9 in so far as the requirements for Phase 1 only.

Condition 10

Information submitted within the 'Remediation Method Statement,' dated 4th March 2025, by Georisk Management (your reference 24206/LO.002/AMG), is acceptable.

Parts (a) and (b) of condition number 10 are satisfied in respect of Phase 1.

Part (c) requires a verification report, this is prior to first use, not construction.

Part (d) does not need discharging as it runs through the course of the development.

Condition 11

Information submitted within the 'Remediation Method Statement,' dated 4th March 2025, by Georisk Management (your reference 24206/LO.002/AMG), is acceptable. The pre-commencement sections and methodology is agreed in respect of phase 1.

Full discharge of the condition (in respect of phase 1) would be achieved when a verification report is submitted and agreed

Condition 12

Subject to compliance with your drawing L(1-)701 Rev A and the type of light detailed within your email to me dated 3rd February 2025, condition number 12 is satisfied in so far as the requirements of Phase 1 only.

Please note that the approval with reference to drawing L(1-)701 Rev A is limited to the location of the outdoor lighting only in so far as Phase 1 of the development.

Condition 14

The Lead Local Flood Authority (Staffordshire County Council - SCC) have confirmed the following documents are satisfactory.

- Private Drainage Site Plan – 8576-CCE-XX-00-DR-C-0230 Revision P02
- 8576-CCE-XX-00-DR-C-0236 Revision P01
- SHE-0108-5000-0850-5000
- 8576-CCE-XX-00-DR-C-0220 Revision P01
- 8576-CCE-XX-00-DR-C-0221 Revision P01

SCC specify that the drainage system shall be managed by the nominated party and the maintenance schedule detailed in Drainage management Maintenance Plan 8576-CCE-XX-XX-PL-C-0001, January 2025.

Subject to compliance with the above details, condition number 14 is satisfied in so far as Phase 1.

Condition 15

The Lead Local Flood Authority (Staffordshire County Council) have advised that the Construction Phase Surface Water Management Plan (SWMP) for the former police station off Uttoxeter Road, Blythe Bridge (26/02/2025) is acceptable for surface water management during the construction period.

Subject to compliance with the above, condition 14 is satisfied in so far as the requirements for phase 1 only.

Condition 17

Private Drainage Site Plan (drawing number 8576-CCE-XX-00-DR-C-0230 Rev P04) and your Direct Connection Notice of Approval dated 4th December 2024 (reference 1134611 - 7175313 - FW) from Severn Trent Water are acceptable. Severn Trent confirms acceptance of the information, therefore subject to compliance with these documents, condition number 17 is satisfied insofar as Phase 1 of the works only.

Condition 20

The locations and types of bat and bird boxes as shown on drawing reference L(90)001 Revision D are acceptable. Subject to compliance with these details, condition number 20 is satisfied in so far as phase 1 only, construction of the flats.

I trust that the above is satisfactory. If you have any queries please contact lisa.jackson@staffsmoorlands.gov.uk

Yours sincerely

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services

