



Persimmon

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Rachael Simpkin
Staffordshire Moorlands District Council
Planning Department
Stockwell Street
Leek
ST13 6HQ

28th May 2025

Submitted via Planning Portal PP-14051299

Dear Rachael,

***Land to the east of Froghall Road and north of Ayr Road and Cheltenham Avenue Cheadle
Staffordshire***

Discharge of Condition 5 Pursuant to Application SMD/2021/0456

I am pleased to submit this application seeking to discharge Condition 5 pursuant to planning permission SMD/2021/0456 (the Planning Permission) at Land to the east of Froghall Road and north of Ayr Road and Cheltenham Avenue, Cheadle, Staffordshire (the Site).

The application and accompanying documents have been submitted via the Planning Portal (ref. PP-14051299 on 28th May 2025 and comprise this covering letter, completed application forms and the documents listed below as they relate to each relevant condition.

As part of this submission, the approved Landscape Masterplan and Boundary Treatment Plan are submitted. Please note there are no changes proposed to the approved landscaping or boundary treatment on the Site, and the documents are submitted for information only. They form part of this submission as they provide information on the enclosure to the communal bin collection areas, including hedge planting and knee rails.

CONDITION 5 - Refuse Storage

For Phase 1, notwithstanding any description of the storage of refuse within the application details and / or approved plans, within one month of the date of this decision notice, details of the storage of refuse (collection points and in-plot), including details of location, size, means of enclosure and materials shall be submitted to and approved in writing by the Local Planning Authority (LPA). The development shall be strictly carried out in accordance with the approved details and within one month of the written approval of the scheme by the LPA for this phase.



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The following documents have been submitted in order to satisfy the requirements of this condition:

- Bin Collection Areas ref: ARCH/PL/BC1 Rev A by Persimmon dated 23/05/2025
- Plot Bin Collection Area ref: PHNW-BS-04 by Persimmon dated 07/09/2016
- Landscape Masterplan ref: D10551.001 Rev 03 by TEP dated 04/02/2025
- Boundary Treatment ref: ARCH/BTP/PH9 Rev A by Persimmon dated 29/01/2025

Summary

We trust the enclosed documentation is sufficient to allow the discharge of Condition 5. If you require any further information or clarification, please do not hesitate to contact me using the details below.

Yours Sincerely,

Abigail Wright
Persimmon Homes (North West) Ltd

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Email: abigail.wright@persimmonhomes.com

