

Mr. A.Stokes,
Chief Executive Officer,
SMDC LPA.
Moorlands House
Stockwell Street,
Leek
ST10 6HQ.

RECEIVED
10 JUN 2025

Dear Sir,
Objections to Moneystone Quarry planning application SMD/
2023/0532.

I attach my objection to the above planning application.
I ask that these objections are placed on the public planning file
and that you acknowledge receipt of these objections.

Objections.

I live with my wife and young family on the A52 road close to its
junction with Whiston Eaves Lane,
As a family we frequently use the facilities of the area and in
particular the village children's playground. The proposed large
increase of traffic to the Moneystone Quarry site will raise
significant increased dangers to my children, my wife and myself. I
have earlier raised these concerns on the planning record.
I am very familiar with the site of the proposed Laver Leisure
development and have observed the various characteristics of the
development site over many years.

As a former unstable Mineral extraction site containing within it (Quarry 3) a raised and unstable Reservoir I have become increasingly concerned in the last 5-10 years to notice the effects of surface water run off.

I am an experienced Construction Professional, working as Design Manager, with experience of delivery of many public and private sector schemes.

It is my responsibility to design and contribute to the safe construction of these developments and with special regard to the safe management of Surface Water discharges and safe management of varied aspects of the development of robust design for these projects including Foul and Surface water discharges and safe environmental management for these elements during construction and in operation.

The management of both Sewage and surface water has become of increasing concerns in the design and environmentally sound Engineering projects.

It is increasingly the case both locally and nationally that uncontrolled run-off of Surface water and a failure to properly process and manage Sewerage infrastructure is leading to Algal blooms and thus toxic conditions on a large scale that are killing wildlife. Part of my professional duties require me to consider and plan to help avoid such environmental damage. The need to plan to avoid such damaging consequences is part of the job I and my Employers do.

An immediately practical concern to me in a personal capacity but also in my professional role is the fact that Moneystone Quarry is

immediately adjacent to Whiston SSSI and via that the River Churnet.

Any toxicity, either extant or created or exacerbated by the proposed Leisure Development puts at risk the River Churnet and its downstream communities whether human or wildlife, which the management of is clearly set out in the evidence submitted.

These concerns have caused me to keep a close watch on the treatment of Surface water run-off and also the adequate (current and future) arrangements for the proper treatment and management of sewage within the locality.

I am familiar with the Sewrage facility position at the rear of the Frogall at the rear of the Railway public House which is a fairly modest facility and this linked to its age and the design criteria that it was based upon and taking account of the increase in local population is now unlikely to be adequate.

Because of the configuration of the surrounding land, sewage will travel down to the treatment plant from both Kingsley, Kingsley Holt, Whiston, Moneystone and to a degree also from the direction of Ipstones.

Having checked the SMDC LPA planning files that relate to the proposed development at Moneystone and having repeatedly studied the degree of surface water and sewage run off from the whole of the Moneystone Quarry site, I judge that the current management of the material is already at or at immediate risk of breaching currently required Environmental standards..

Specifically I draw to the attention of the SMDC LPA and its Officers the following concerns;

Foul Water..

I cannot see how and where the Developers have been able to

demonstrate how foul water is currently and in the future to be collected and how/ where it is to connect to the existing network. As a starting point the Developers must demonstrate by calculation the litres/ sec or m³ of Foul Water per day at peak times. I urge SMDC LPA Officers to require the provision of the current such flow rate figures and the expected increase to the Foul water flow rates to be expected from the very large proposed developments.

Green field Run off

There is a requirement that the current green field run off rate is provided and an environmental future downstream figure also calculated.

All calculations must provide for a design specification so as to ensure it can provide adequate hydraulic calculations to ensure the design can accommodate storm events of a variety of a1-100 years storm event and also take account of changes caused by the effects of global warming.

I have not been able to locate anywhere within the documentation anything that meets these requirements. To grant planning permission before certainty has been established is to put residents safety and down stream communities at risk.

A Civil Engineer with the necessary level of design information to achieve RIBA stage 4 design inputted into micro drainage software so as to proof design man holes and pipe sizes are necessary.

Again I have been unable to identify within the applications any evidence that these necessary steps have been provided either for previous applications or the current SMD/2023/0532.

Additional matters.

I draw SMDC LPA officers attention to the provisions of the

Building Safety Act 2022 and they duty of compliance.

Yours faithfully,

H.Render

6th. June 2025.

