

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

04/06/2025

Submitted via Planning Portal PP-14072037

Dear Rachael,

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

Discharge of Condition 20 Pursuant to Application SMD/2021/0456

I am pleased to submit this application seeking to discharge Condition 20 pursuant to planning permission SMD/20210456 (the Planning Permission) at Land to the east of Froghall Road and north of Ayr Road and Cheltenham Avenue, Cheadle (the Site).

The application and accompanying documents have been submitted via the Planning Portal (ref. PP-14072037) on 4th June 2025 and comprise this covering letter, completed application forms and the documents listed below as they relate to each relevant condition.

CONDITION 20 – VERIFICATION REPORT

For Phase 1, within one month of the date of this decision notice, a validation report for Phase 1 (excepting Plots 39 to 41) demonstrating completion of the works as set out in the approved remediation strategy and the effectiveness of the remediation for Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria for Phase 1 have been met. It shall also include a long-term monitoring and maintenance plan for the longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the validation plan and for the reporting of such monitoring to the Local Planning Authority (LPA) for Phase 1. The development shall be strictly monitored out in accordance with the approved details and timescales.



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

- Interim Verification Report ref: BEK-20691-3 Rev B by BEK dated May 2025

An area of public open space to the north of Phase 1 is currently occupied by the construction compound and therefore, it is not possible for that area to be verified at this stage. Therefore, a partial discharge is sought, with the submitted Interim Verification Report covering Plots 39 to 47 as well as the POS areas (with the exception of the northernmost POS area, where the compound is currently located).

Summary

We trust the enclosed documentation is sufficient to allow the partial discharge of Condition 20. 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

