

28/07/2025

DOC/2025/0030

Swara Shah
RE Projects Development Ltd
7th Floor, Regal House 70 London Road
Twickenham
TW1 3QS

Dear Swara

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of condition 22 in relation to SMD/2023/0197
Totmonslow Farm Draycott Road Totmonslow Upper Tean Staffordshire ST10 4JJ

Thank you for your covering letter and submitted drawings in particular drawing ref UK-PS0006-SO-CI-DW-21-06 making application to discharge condition 22. Thank you also for the additional information by e-mail dated 10th June confirming that "*The temporary compound is constructed on an area which, when the project is completed, will be used for a number of rows of solar panels and as such will be reinstated to allow the panels to be installed. The stone which is in place for the temporary compound will be removed and used for topping out the internal access roads within the whole solar site, the membrane on which the stone sits will be removed and disposed of. The soil, which was removed before the construction of the compound, and has been stored in close proximity, will be reinstated and the ground returned to the original levels. Once this has been completed the area will be re-seeded.*"

Condition 22 reads:

22. No development including site clearance, site stripping and levelling shall take place until such time that full details of a temporary site storage, turning and parking compound have been submitted to the Local Planning Authority and approved in writing. The submitted details shall include amongst other matters levels information, hard surfacing details, means of enclosure, earthworks/bunding and a statement ('Statement of Condition') showing the condition of the site before works begin. The development shall be carried out strictly in accordance with the details as subsequently agreed in writing and the compound shall be provided before any other work on site commences including site clearance and stripping. The temporary use of the land for the compound shall be discontinued and the land restored to its former condition on completion of the construction of the development hereby approved in accordance with a scheme of work and timescale (which shall be based on the Statement of Condition) and which has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area and amenity of nearby residents including local traffic movements.

The compound area would occupy some 40m x 60m. It is noted that no levels changes are proposed and on this basis in agreeing the plan the LPA will expect any changes to be minor

and temporary and that the site area will be restored to its general pre-compound slope trend which itself is relatively minor within the limits of the proposed compound site area.

SCC Highways have confirmed in a consultation response dated 2nd June 2025 that they have no objection to the discharge of condition 22. They also note that the construction traffic management plan (CTMP) requirement is covered under condition 17 and this has already been discharged separately.

Based on the detailed layout provided in drawing UK-PS0006-SO-CI-DW-21-06 and based on the general layout drawing 1107-02 (R15), which shows how the site will be arranged following removal of the temporary compound, the details of the site compound and how the site will appear following its removal can be accepted and the discharge of condition 22 is hereby agreed.

Yours sincerely,

29/07/2025

X 

On behalf of Staffordshire Moorlands District C...
Signed by: Jane Curley