
From: planningcomments@staffs Moorlands.gov.uk
Sent: 21 August 2025 00:24
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : NMA/2025/0018 Site Address: Land East of Cellarhead Substation Rownall Road Wetley Rocks Staffordshire Comments by: Michelle Beaumont New House Farm

From:

new house farm
tompkin lane
Staffs Moorlands
Stanley

st9 9ly

Phone:

Email:

Submission: Objection

Comments: The new wordings will result in a condition inconsistent with the operative wording of the original condition.

The new interpretation removes the need to comply. It is an ambiguous sidestep to override a imposed condition.

A condition purposely imposed to protect the residents of Rownall and to insure a Material Management Plan was in place before work can commence.

The Management and maintenance Plan (see Below) is the entire site

Provision of a management and maintenance plan/ regime for the site. The plan should include the maintenance arrangement/ schedules for the pumping system, the drainage network (i.e., manholes and pipes), control devices (i.e., the hydro brake) and the attenuation basin (i.e., mowing, seeding, silt clearance etc.). The plan should include a named body responsible for undertaking the management and maintenance of the drainage system over the lifetime of the development.

In addition, as a pump is proposed, the plan should detail the management and maintenance regime for the asset, including the use of alarms and emergency procedures. The plan should include a named body responsible for undertaking the management of the pump system to ensure any emergency requirements are undertaken should the pump fail). Thereafter the

development shall commence strictly in accordance with the approved surface water drainage scheme.

Reason:- To ensure that a satisfactory Surface water drainage scheme is in place and to minimise flood risk and in the interests of biodiversity

It would result in something substantially different to that permitted in the original wording, and so should be said to be impermissible under section 73.

A Material Management Plan is a substantial part of this application and failure to submit one would render this application incomplete and non compliant.

Therefore, the permission is outside the power conferred by section 73, and the decision would be unlawful

For the reasons above i hope the original condition is upheld and the NMA is refused.

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