

Planning Department
Staffordshire Moorlands District Council

26th August 2025

Dear Mr Swithenbank,

Application Reference: SMD/2022/0602

Site Address: 7A Derby Street, Leek, Staffordshire, ST13 6HN

Application to Amend Condition 5 – Alternative Waste Management Strategy

Thank you for your email dated 12th August 2025 and for agreeing an extension of time to 26th August. We note that no comments have been received from the Council's waste management team and we would agree to a further extension to enable this to be issued. I write to provide clarification on the proposed alternative waste management strategy and to confirm updates to the supporting documents.

Internal Waste and Recycling Storage

For clarity, the void space within the building remains a void space and is not proposed for waste storage, this was an error and the corridor adjacent to this void, which previously provided access to the waste chute, has had the chute opening blocked. This corridor, now fitted with a secure door, will instead be used as a cleaner's cupboard, which can also accommodate additional bins if required. Day-to-day waste and recycling storage is provided within the communal kitchen, with the cleaner's cupboard acting as supplementary space where necessary.

Collection Arrangements

It is proposed that waste and recycling will be collected either from the front of the property or, alternatively, from Council-issued bins stored at the rear of the site. The preferred approach is for weekly collection from the front of the property but rear Council bin storage remains a potential alternative arrangement. We are keen to engage with the Council's waste team to understand their preferred arrangements for waste and recycling management, and will adapt the operational details accordingly to ensure compliance and safe operation.

Documentation and Consultation

The Waste Management Strategy appended to this letter has been updated to reflect these clarifications and removes earlier references to the chute option. We note and welcome the Environmental Health consultation response (11th August 2025), which confirms no objection to the proposed amendment subject to the scheme being managed effectively, with enforcement powers available under separate legislation should issues arise.

Proposed Amended Condition 5

The development hereby approved shall not be occupied until an alternative waste management strategy for the site, as set out in the submitted Waste Management Strategy (August 2025) or any subsequent strategy agreed in writing with the Local Planning Authority, has been implemented in full. The approved arrangements shall thereafter be retained and managed for the lifetime of the development.

With these clarifications, and subject to engagement with the Council's waste team, we trust the position is now clear and that the Council has the information it requires to proceed.

Yours sincerely,
Sara Eustace

Deva Planning Ltd
on behalf of Dr Ashley Gunay