

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

21/08/2025

Submitted via Planning Portal PP-14275897

Dear Sir/Madam,

**Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue (Phase 2)
Discharge of Conditions 49 Pursuant to Application SMD/2021/0456**

I am pleased to submit this application seeking to discharge Conditions 49 pursuant to Hybrid planning permission SMD/2021/0456 (the Hybrid Permission) at Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue (the Site).

The condition forms part of the Hybrid permission, which includes full approval for Phase 1 and outline approval for Phase 2. This discharge of condition application relates to Phase 2a of the site, which is the subject of a Reserved Matters application (SMD/2021/0780) that is yet to be approved.

The application and accompanying documents have been submitted via the Planning Portal (ref. PP-14275897 on 21/08/2025 and comprise this covering letter, completed application forms and the documents listed below as they relate to each relevant condition.

CONDITION 49 (ARCHAEOLOGY)

No phase of development hereby permitted in respect of Phases 2a and / or 2b shall commence (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks), until a written scheme of archaeological investigation for the relevant phase has been submitted to and approved in writing by the Local Planning Authority and until any pre-start element has been completed in accordance with the approved scheme. The scheme shall include an assessment of significance and research questions and the following information:-

- a) The programme and methodology of site investigation and recording;*
- b) The programme for post-investigation assessment;*
- c) Provision to be made for analysis of the site investigation and recording;*
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
- e) Provision to be made for archive deposition of the analysis and records of the site investigation, and,*
- f) Nomination of a competent person or persons / organisation to undertake the works.*

All works within a phase of development shall be fully carried out in accordance with the approved scheme in relation to site investigation and post investigation assessment before the phase of development is first brought



into use including the analysis, publication and dissemination of results and archive deposition.

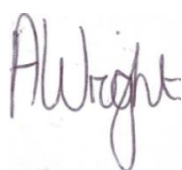
The following documents have been submitted in order to satisfy the requirements of this condition:

- Archaeological Written Scheme of Investigation (ref: RQA-01149-01127), dated July 2025, prepared by Orion Heritage Ltd.

Summary

We trust the enclosed documentation is sufficient to allow the discharge of Condition 49. 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

Tel: (0161) 746 3737

Email: abigail.wright@persimmonhomes.com

