

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

21/08/2025

Submitted via Planning Portal PP-14275805

Dear Sir/Madam,

**Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue (Phase 2)
Discharge of Condition 46 Pursuant to Application SMD/2021/0456**

I am pleased to submit this application seeking to discharge Condition 46 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. P)-14275805 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 46 (CONTAMINATION)

No phase of development hereby permitted in respect of Phases 2a and / or 2b shall commence until such time as a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines, pipes and buildings), adjoining land and ground and surface waters for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The scheme must include:-

- a) A site investigation scheme, based on the information already provided to support a detailed assessment of risks to all receptors that may be affected, including those off site,*
- b) The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and a remediation strategy giving full details of remediation objectives and remediation criteria, and,*
- c) A validation plan providing details of the data that will be collected in order to demonstrate that all works set out in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*
- d) The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.*



All remediation works within a phase of development shall be fully carried out in accordance with the approved scheme before the relevant phase of the development is first brought into use.

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

- Site Investigation Report ref: 8512si-RevA, dated 14th April 2025, prepared by Coopers.

The report satisfies part (a) of the condition and demonstrates that no remediation is required. Therefore, no remediation strategy would be required pursuant to part (b) of the condition.

Summary

We trust the enclosed documentation is sufficient to allow the discharge of Condition 46. 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

