



Persimmon

Persimmon Homes North West

1st Floor East

Chadwick House

Birchwood Park

Warrington

WA3 6AE

Tel: 0161 746 3737

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

27/08/2025

Submitted via Planning Portal PP-14287688

Dear Sir/Madam,

**Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue (Phase 2)
Discharge of Conditions 43 Pursuant to Application SMD/2021/0456**

I am pleased to submit this application seeking to discharge Condition 43 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-14287688) on 27/08/2025 and comprise this covering letter, completed application forms and the documents listed below as they relate to each relevant condition.

CONDITION 43 (BIODIVERSITY: LIGHTING)

No phase of development hereby permitted in respect of Phases 2a and / or 2b shall commence, with the exception of site remediation works, until details of an external lighting scheme for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The design and location of lighting shall not impact on foraging or commuting bats and shall minimise disturbance to other wildlife avoiding retained and enhanced habitat areas. The development shall subsequently be implemented in accordance with the approved details 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:

- Proposed Lighting Layout Sheet 1 of 2, drawing ref: 02205-01 Rev P3;
- Proposed Lighting Layout Sheet 2 of 2, drawing ref: 02205-02 Rev P3.

Summary

We trust the enclosed documentation is sufficient to allow the discharge of Condition 43. If you require any further



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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

