

Mr. C. Johnston
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

20th October 2025

Dear Chris

DISCHARGE OF CONDITIONS – LAND AT SOUTHERN END OF QUARRY BANK HOLLINGTON

I write to you on behalf of my clients Miss. J. Sims and Mr. & Mrs. M. Sims to address the requirements of Condition 23(ii) and (iii) and Condition 25 of application SMD/2022/0474. For the purposes of this correspondence we deal with each condition in turn.

Condition 23(ii) and (iii) - Contamination

I would be grateful if you would find enclosed the Phase II Site Investigation Report which concludes that no further remediation is necessary. No validation report is consequently considered to be necessary. I trust that the enclosed information will be sufficient to address the requirements of Condition 23(ii) and (iii).

Condition 25 – Testing of Topsoil

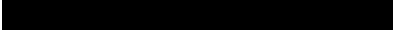
The Phase II Site Investigation Report serves to demonstrate that the land is not contaminated and that any surplus soils arising from the development would be classed as inert. The applicant does not envisage any requirement to import any additional topsoil as part of the development as there will be sufficient on site to provide for the garden areas. We therefore trust that the testing set out within the Phase II Contamination Report is sufficient to address the requirements of this condition.

Yours sincerely



Rob Duncan
Planning Consultant

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