

Date: 24 October 2025
Our ref: 474231
Your ref: DOC/2024/0028



Customer Services
Hornbeam House
Crewe Business Park
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Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

Dear Jane Curley

Planning consultation: Discharge of Conditions 3, 4, 5, 7, 9, 12 and 13 in relation to application SMD/2022/0014.

Location: Moneystone Quarry Cheadle Road Oakamoor

Thank you for your consultation on the above dated and received by Natural England on 24 April 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Conditions 3, 4, 7, 9, 12 and 13.

Natural England has reviewed the information provided in support of the discharge of the above conditions and advises that further information and clarifications are required, details of which we have set out below. Please re-consult Natural England once this information has been obtained.

Conditions & SSSI Monitoring Measures

We are generally content with this but there are a few details we need further information on/ to be added-

- Grid references for the monitoring locations (rather than simply indications on a plan).
- Confirmation of the flow monitoring apparatus being used.

SSSI Method Statement

Paragraph 2.5. The proposed minimum distance for storing topsoil from the SSSI boundary is insufficient and should be increased. If there are sinkholes in the area, then topsoil should also be stored away from any that are identified.

Paragraph 2.6. Can the Applicant please clarify and confirm our understanding of what they are proposing- i.e. that the setting of water levels at 155.4 – 155.9mAOD relates to construction phase only and that the water levels will therefore be returned to the agreed 156mAOD when the works are done.

Paragraph 3.21. The proposed conditions for when works will not be permitted are insufficient and should be revised. We advised in our response to SMD/2022/0014 that “Works should be carried out in dry conditions and therefore the prevailing weather conditions must be considered when deciding when to carry out work. Working in dry conditions will limit the risk of overtopping/or runoff entering the SSSI.” The current proposals are insufficient.

Construction and Environmental Management Plan

Page 6 of 17- See comments above on paragraph 2.5- in relation to proposed storage location of topsoil.

Page 13 of 17- We note the proposals “to limit the potential of silt migration a geotextile membrane will be installed at the Access Limit fence before the SSSI boundary to limit the migration of sand and coarser fragments from entering the SSSI”. It is not clear where the location of the Access Limit fence is and therefore exactly where the geotextile membrane will be located.

Safeguards must be in place to prevent run off entering the SSSI from surface and ground water across the wider site. This is due to the significant role of sinkhole recharge and flow through the underlying groundwater. It is not clear if the current proposals will prevent run off via any of the sinkholes.

Page 13 of 17- Pollution prevention control- spill prevention- will need to take into account the link between the sinkholes and the SSSI.

FURTHER CONDITIONS

Natural England currently has no comment to make on the discharge of condition 5.

If any of the conditions relate to protected species, please note the following:

We have not assessed this application and associated documents for impacts on protected species.

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely



Ms Gillian Driver
Senior Officer
Land use planning – West Midlands Area Team

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>