

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

7th January 2026

Dear Chris

DISCHARGE OF CONDITIONS – GRAVEL BANK NURSERIES, COMMON LANE, CAVERSWALL

On behalf of my client Mr. J. Bettaney I write to address the requirements of conditions 2, 6 and 7 as imposed on reserved matters application SMD/2024/0155. For the purposes of this correspondence I deal with each condition in turn.

Condition 2 – Visibility Splays

I would be grateful if you would find enclosed a copy of drawing 1967-01 which shows details of the proposed visibility splays that are to be provided at the site access to address the requirements of this condition.

Condition 6 – Surface Water Drainage

I would be grateful if you would find enclosed a copy of drawing 6GBF/01 Rev.A which shows the proposed surface water drainage arrangements for the site to address the requirements of this condition. The accompanying drainage calculations for the soakaways prepared by Parallel PI Limited are also enclosed.

Condition 7 – Replacement Hedgerows

I would be grateful if you would find enclosed a copy of drawing 1967-02 which shows the proposed planting of a new hedgerow behind the new visibility splay, to address the requirements of this condition.

I trust that the submitted details will be sufficient to address the requirements of these conditions. A concurrent submission has been lodged to address the requirements of the conditions imposed on the associated outline consent (SMD/2022/0344).

Rob Duncan Planning Consultancy Ltd.

T. 07779 783521

E. rob78duncan@gmail.com

W. www.rob-duncan-planning.co.uk

A. St. Mary's Old School, Minster Pool Walk
Lichfield, Staffordshire, WS13 6QT

Given that the works to implement the approved scheme must be commenced no later than 18th June 2026 we would request that this application be prioritised. I trust that we can rely on your cooperation with this matter.

Should you have any queries or concerns with the submitted information then please do not hesitate to contact me.

Yours sincerely



Rob Duncan
Planning Consultant

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