

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 5, 10, 12, 14, 15, and 16 as imposed on outline application SMD/2022/0344. For the purposes of this correspondence I deal with each condition in turn.

Condition 5 – Surface and Foul Water Drainage

I would be grateful if you would find enclosed a copy of drawing 6GBF/01 Rev.A which shows the proposed surface and foul 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 10 – External Materials

I would be grateful if you would find enclosed a copy of drawing 1967-03 which shows the proposed external materials to be used in the construction of the dwellings to address the requirements of this condition.

Condition 12 – Ecological Method Statements

I would be grateful if you would find attached a Method Statement setting out precautionary working methods to safeguard mammals and amphibians during the construction phase to address the requirements of this condition.

Condition 14 – Construction and Environmental Method Statement

I would be grateful if you would find enclosed a Construction and Environmental Method Statement to address the requirements of this condition. No evidence of contamination has been identified and consequently no remediation strategy is necessary in this instance.

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

Condition 15 – Contamination Assessment

I would be grateful if you would find enclosed a Ground Investigation Report prepared by GeoRisk Management to address the requirements of this condition.

Condition 16 – Importation of Topsoil

For avoidance of doubt it is confirmed that no topsoil will need to be imported as part of the development.

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 reserved matters consent (SMD/2024/0155).

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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