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Thu 8th Jan 2026

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

Dear Sir/Madam,

Re: Application SMD/2025/0052 – Access to Collyhole, Gog & Magog Woods, Church Lane, Ipstones

Submission to discharge Conditions of the Decision Notice dated 17 October 2025

We hereby submit the required information to discharge Conditions of planning permission SMD/2025/0052, as set out in the Decision Notice dated 17 October 2025. The details provided below demonstrate full compliance with the requirements of each condition.

Condition 1 – Compliance with Approved Plans

Condition 1 is noted. As this condition does not require the submission of details for approval, it is not included within this discharge application.

We will notify the Local Planning Authority upon full completion of the access works and provide photographic evidence confirming that the development accords with the approved plans.

Condition 2 – Highways Vehicle Access Crossing (S184)

To discharge Condition 2, we enclose the following:

- Approved Section 184 Licence issued by Staffordshire County Council
- Photographs of the completed surfacing works adjacent to the highway, undertaken in accordance with SCC requirements and the approved plans

These works were completed on Tue 13th Jan 2026, and the access is now surfaced as required.

Condition 3 – Woodland Management Plan

The enclosed Woodland Management Plan (v2.2) is submitted to discharge Condition 3.

The plan:

- Demonstrates clearly how ecology and biodiversity improvement will be delivered across Collyhole, Gog and Magog Woods.

- Provides a full implementation schedule, timescales, and a structured monitoring and review framework (Sections 7 and 8).
- Includes a detailed Plan of Operations with compartment-level activities, methods, constraints, and year-by-year timing.
- Aligns with the UK Forestry Standard and responds directly to the ecological sensitivities of the Stakebank Wood SBI.

We trust this satisfies the requirements of Condition 3.

Condition 4 – Landscaping Scheme

The Landscaping Scheme required by Condition 4 is incorporated as Appendix A of the Woodland Management Plan and is cross-referenced in:

- Objective 6.16,
- the Plan of Operations (two activities tagged [616LANDSC]), and
- the Church Lane Access Area Site Plan (Section 7.2.2).

The scheme includes:

- Full details of species, positions, planting sizes, and numbers/densities.
- An annotated site plan showing the layout of hedgerow and tree/shrub planting around the Church Lane frontage and the access/turning area.
- A 5-year maintenance and replacement regime, with annual monitoring and photo-points.

Timing clarification (first available dormant season)

As noted in the Plan of Operations, the remaining access works are expected to continue beyond the current dormant season. Accordingly, the landscaping is scheduled for Nov 2026 – Feb 2027, which will be the first available dormant season following completion of the development, in full accordance with the wording of Condition 4.

We trust this satisfies the requirements of Condition 4.

Conclusion

We respectfully request approval of the discharge of Conditions based on the enclosed documentation.

Should the LPA require any clarification or minor adjustment to assist approval, we would be happy to provide it promptly.

Yours faithfully,
Matt Aitken