

23/02/2026
DOC/2025/0068

Mrs Teresa Critchlow
Sammons Architectural Limited
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Dear Mrs Critchlow

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of conditions 6 and 7 in relation to SMD/2025/0035
THE HATCHERIES Church Lane Leek Staffordshire ST13 5ET

Condition 6 reads:

No flat hereby approved shall be occupied until such time that a scheme for the secure on-site storage of domestic waste bins has been submitted to the Local Planning Authority for approval in writing and implemented as approved. The approved bin storage shall be maintained for the life of the development.

Reason: In the interests of protecting the living conditions of residents and neighbours and in the interests of the appearance of the development.

Two alternative schemes were discussed under this DOC application in advance of the scheme now under consideration in Dwg 02 C as highlighted for clarity by the LPA in the extracts from Dwg 02 C attached to the on-line file. Whilst two alternative bin compound locations were considered it has been concluded on balance that the best most practical arrangement is to allocate bin spaces per unit. The applicant states in an accompanying e-mail: the plan indicates bin storage adjacent to each flat entrance door; on collection days the bins would be taken to the site entrance and returned once emptied.

Discharge conclusion

The proposed bin storage locations as shown in submitted drawing 02C are hereby approved in discharge of condition 6.

Condition 7 reads:

Prior to the first coming into use of the development hereby approved a minimum of nine vehicle parking spaces shall be marked out within the existing tarmac yard areas. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason: In the interests of ensuring the provision of an appropriate level of on-site parking for residents and visitors.

Proposed parking arrangements have been submitted in drawing 2024-2898-13 entitled "Planning Conditions: Parking Layout".

Discharge conclusion

The proposed parking layout locations as shown in submitted drawing 2024-2898-13 are hereby approved in discharge of condition 7.

If you have any queries regarding the above please contact arne.swithenbank@staffsmoorlands.gov.uk

Yours sincerely,

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services