

04/03/2026

Mr Andrew Palin
MAC Architectural Design Limited
123 Moorland Road
Burslem
Stoke on Trent
ST6 1JD

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

**Discharge of Conditions 3, 4, 5, 6, 7, 8 and 13
in relation to applicaiton SMD/2023/0528**

LAND OFF Mill Lane Wetley Rocks Staffordshire ST9 0BN

I am writing to you in regards to the discharge of the following conditions relating to SMD/2023/0528:

Condition		Information	Officer Comments
3	No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period and shall provide for: a) a site compound with associated temporary buildings; b) the parking of vehicles of site operatives and visitors; c) loading and unloading of plant and materials; d) storage of plant and materials used in constructing the development; e) wheel wash facilities including means of dealing with water runoff; f) the hours of work; g) the method and duration of any pile driving operations (including expected starting date and completion date) and the arrangements for prior notification to the occupiers of potentially affected properties including the responsible person (e.g. site manager / office) who	Revised Construction Management Plan Drawing Ref: 1940-AL06A Drawing Ref: 1940-AL05B Environmental Health recommend condition 3 can be discharged subject to adherence throughout the construction period. SCC Highways comments satisfied with the revised CMP. No objections.	Construction Management Plan received. No EH objections. Condition 3 approved.

	could be contacted in the event of complaint; h) a dust management plan containing the measures to ensure no activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment; i) a scheme for recycling/disposal of waste resulting from the construction works; and j) details of any generator/s to be used on site. All works shall be carried out in accordance with the approved details.		
4	No development shall take place until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period and shall provide for: a.) the protection of the retained trees and hedgerows including details of temporary tree protection barriers; and b.) reasonable avoidance measures for birds, bats and hedgerows. All works shall be carried out in accordance with the approved details	Amended Construction and Environmental Management Plan THL-1167-4 for details of the temporary tree protection barriers. All work on the site is to be carried out in accordance with the recommendations and requirements contained within the Tree Heritage Arboriculture Report and Peak Ecology Ecological Impact Assessment documents submitted with the Outline Planning application for this development. SMDC Trees: Submitted details are acceptable to discharge Condition 4 (subject to a minor addition regarding bat surveys) and Condition 13 of planning permission SMD/2023/0528. SWT agreed to LPA discharging this condition.	The CEMP details protections on site for birds, bats, trees and hedgerows. SMDC Trees no objection subject to minor addition regarding bat surveys which has been added to the amended CEMP Condition 4 approved.
5	The development hereby approved shall not commence until plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the	Proposed Drainage Plan (Drawing: 1940-AL04A) No objection from Severn Trent Water	Drainage plan received. No STW objections.

	Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.		Condition 5 approved.
6	No above ground construction works shall take place until details of the external materials to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details.	Revised Schedule of External Materials <u>Elevations</u> Plots 1,3 & 5 External Facing Brickwork Wienerberger Kassandra multi facing bricks. Plots 2 & 4 External Facing Brickwork Wienerberger Hathaway brindle bricks <u>Roofing material</u> Plots 1-5: Proposed Roof Finish for Marley Hawkins Plain Clay Tiles <u>Hard surfacing</u> Grey Riven paving slabs Drivesett Tegula Original Charcoal <u>Windows</u> Powder Coated Aluminium or alternatively UPVC flush windows Colour Mid Grey <u>Boundary treatments:</u> dry stone wall, close boarded timber fencing, post and rail fence, retained hedging	Acceptable materials. Condition 6 approved.
7	No above ground construction works shall take place until details of the design, external appearance and decorative finish of all fences, gates, walls, and other means of enclosure within the approved site have been submitted to and approved in writing by the Local Planning Authority. Boundary treatment shall be carried out in accordance with the approved details prior to the first occupation of the	Schedule of External Materials Boundary treatments: dry stone wall, close boarded timber fencing, post and rail fence, retained hedging	These boundary treatments are considered acceptable. Condition 7 approved.

	dwelling to which they relate to and thereafter retained.		
8	No above ground works shall commence until a scheme for the off-site works for the extension of the existing footway to connect to the proposed improved access has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority. The highway works shall be constructed in accordance with the technically approved details prior to the development being first occupied.	Drawing Ref: 1940-AL06A Drawing Ref: 1940-AL05B Construction Management Plan Receipt of email from SCC Highways confirming Condition 8 can be discharged.	SCC Highways in receipt of Highway Works Agreement. Condition 8 approved.
13	Before the development is first occupied a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and details of habitat creation shall be submitted to and approved in writing by the Local Planning Authority. All landscaping shall be managed in accordance with the approved landscape management plan.	Amended Construction and Environmental Management Plan SMDC Trees: Submitted details are acceptable to discharge Condition 4 (subject to a minor addition regarding bat surveys) and Condition 13 of planning permission SMD/2023/0528.	SMDC Trees no objection subject to minor addition regarding bat surveys which has been added to the amended CEMP Condition 13 approved.

The information provided, and the revisions, in respect of Conditions 3, 4, 5, 6, 7, 8, and 13 is now considered to be acceptable and these conditions are hereby approved

If you have any queries regarding the above please contact reuben.berriman@highpeak.gov.uk

Yours sincerely,

04/03/2026

X

Jane Curley

On behalf of Staffordshire Moorlands Distri...

Signed by: Jane Curley

