

19/03/2026

REF: DOC/2025/0093

Mr Stephen Lowndes
Ashgreen Homes Ltd
158 Bagnall Road
Stoke-on-Trent
ST27LW

Dear Stephen

TOWN AND COUNTRY PLANNING ACT 1990

Application DOC/2025/0093 Discharge of Conditions 5 and 6 in relation to application
SMD/2022/0472
Land South Of Cresswell Old Lane Cresswell Staffordshire

I refer to the above referenced application, submitted to comply with conditions 5 and 6 of planning permission SMD/2025/0093.

To ensure that the development has a satisfactory external appearance, condition 5 reads as follows:

5. The development hereby permitted and described above shall only be carried out using Staffordshire blue plain clay tiles and a red facing brick of a type, colour and texture that have first been submitted to and approved in writing by the Local Planning Authority.

The condition requires the developer to submit the details of a red facing brick to be used when the development is carried out. The application provides the details of a 'Hampton Rural Blend' brick from the Forterra Ecstock range. I can confirm that this brick type is approved by the Local Planning Authority. To comply with the condition, the development must be carried out using this facing brick type.

To ensure that future residents are protected from noise disturbance, condition 6 reads as follows:

6. A scheme to protect future occupiers of the development from railway noise shall be submitted to and approved in writing by the Local Planning Authority before construction of the above ground floor slab level commences. This scheme shall be designed to achieve the target noise levels as set out below:

target noise levels to be achieved in respect of those habitable rooms and outdoor areas as specified:

- ☐ Daytime Noise (07:00-23:00) Living Rooms & Bedrooms - 35dB LAeq,16hr
 - ☐ Daytime Noise (07:00-23:00) Dining Areas - 40dB LAeq,16hr
 - ☐ Daytime Noise (07:00-23:00) Outdoor Amenity Areas - 55dBLAeq,16hr
 - ☐ Nighttime Noise (23:00 – 07:00) Bedrooms - 30dB LAeq,8hr.
 - ☐ Nighttime noise (23.00 – 07.00) Bedrooms – 45dB L_{Amax},F,1s no more than 10-15 times per night
- The scheme must be capable of achieving these levels either with windows open or alternatively with passive ventilation systems in the open position. For the purposes of calculation noise reduction through a partially open window should be assumed to be 15dBA. If the above levels cannot be achieved with*

open windows or with ventilators open, then the scheme must also identify reasonable steps to minimise thermal overheating on future occupiers during warmer months. The development shall only be carried out in accordance with and incorporating that approved scheme that shall thereafter be retained and maintained throughout the life of the development.

The condition requires the developer to submit a scheme to protect future residents from railway noise for the approval of the Local Planning Authority. The application includes the submission of the document 'Acoustic Planning Report 1511/APR1' dated the 13th November 2025, produced by 'Lighthouse Acoustics'. The document is acknowledged as providing a 'scheme' that is acceptable to the Council's Environmental Health officers, subject to all of the advice set out in the 'scheme' being complied with completely. Environmental Health officer's have drawn specific attention to the advice contained within the scheme's 'Chapter 6.0 - Detailed Sound Assessment'. The developer is required to maintain contact with the appointed acoustician throughout the development of the houses from room design to glazing and ventilation selection and the following comments should be of particular note:

6.4 - Room Design - the NIA make assumptions about rooms designs any changes to these may require a revised sound insulation scheme.

6.5 - Construction – The construction of walls and roof should be designed to achieve the minimum sound reduction set out.

6.6 - Glazing – the final glazing selected should be submitted to the acoustician for review.

6.7 – Ventilation – the final ventilation proposed should be submitted to the acoustician and a ventilation engineer for approval to ensure the required sound reduction is achieved whilst also complying with Building regulation Approved Document O.

6.8 – Outdoor Sound Levels – whilst no proposed mitigation is proposed we would advise all possible migration is considered to enhance noise reduction and amenity.

7.0 – Mechanical ventilation – Any mechanical ventilation should comply with the advice set out in this section.

On that basis I can confirm that the referenced document, submitted with the application, provides a 'scheme', for the purposes of condition 6, that is approved by the Local Planning Authority. To comply with the condition, the development must be carried out in accordance with and incorporating that approved scheme, the details and results of which shall thereafter be retained and maintained throughout the life of the development.

If you require any further assistance, please contact Ben.Hurst@staffs Moorlands.gov.uk

Yours faithfully

19/03/2026

X *J Colley*

Jane Colley

Signed by: Jane Colley Signature

Ben Hurst
Planning Officer