

Rachael Simpkin (Senior Planning Officer)
Staffordshire Moorlands District Council
Planning Department
Stockwell Street
Leek
ST13 6HQ

25th March 2026

Submitted via Planning Portal PP-14810891

Dear Rachael,

**Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue
Discharge of Conditions 12 Pursuant to Application SMD/2021/0780**

I am pleased to submit this application seeking to discharge Conditions 12 pursuant to planning permission SMD/2021/0780 (the Planning Permission) at Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue (the Site).

The application and accompanying documents have been submitted via the Planning Portal (ref. PP-14810891) on 25th March 2026 and comprise this covering letter, completed application forms and the documents listed below as they relate to each relevant condition.

CONDITION 12 – SURFACE WATER DRAINAGE

For Phase 2a, the development hereby permitted shall not be brought into use until a surface water drainage interceptor or similar, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary for any driveway or private road, which falls towards the highway.

The following documents have been submitted in order to satisfy the requirements of this condition:

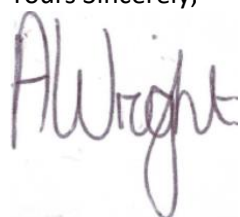
- Private Drainage Sheet 1 of 2 ref: 882655 LDE DR D 40-21 Rev P6 by LDE dated 03.02.26
- Private Drainage Sheet 2 of 2 ref: 882655 LDE DR D 40-21 Rev P6 by LDE dated 03.02.26



Summary

We trust that the enclosed documentation is sufficient to allow the discharge of conditions 12. If you require any further information or clarification, please do not hesitate to contact me using the details below.

Yours Sincerely,



Abigail Wright
Persimmon Homes (North West) Ltd

Tel: (0161) 746 3737

Email: abigail.wright@persimmonhomes.com

