

01/04/2026

Mr Alan Newby
PME Planning Services Ltd
Townend
Waterhouses
Stoke-on-Trent
ST10 3HZ

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of Conditions 10, 14, 15 and 16 in relation to DET/2025/0030
Stoney Rock Barn Milk Gate Waterhouses Staffordshire ST10 3LH

I am writing to you in regards to the discharge of the following conditions relating to DET/2025/0030.

Condition		Information	Officer Comments
10	Before the development is brought into use, details all hard-surfacing, including at the access, shall be submitted to and approved in writing by the local planning authority. The details shall include details of surfacing materials in terms of type, colour and texture. Thereafter the development shall be competed in accordance with the approved details. Reason:- In the interests of the character and appearance of the area.	Proposed Access Plan Proposed Hard Landscaping Plan SCC Highways Acceptance.	Condition 10 requires details of hard surfacing. Bound surfacing is proposed for 5.1m rear of the carriageway edge. This is acceptable to highways. The proposed patio, perimeter strip and stone steps surfaced in buff Indian sandstone pavers. The access and parking area will be surfaced in Type 1 DoT aggregate are considered to be acceptable and in keeping with the rural character of the area and site. Condition 10 is hereby approved and discharged.
14	Prior to bringing the development into first use, all soils that are intended to be used for the	Intrusive Site Investigation	Samples taken from the areas going to soft

	proposed garden/ soft landscaping areas shall be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil shall be submitted to and agreed in writing by the Local Planning Authority and should include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed. The results of the soil tests shall be submitted and approved in writing by the Local Planning Authority. If soil results indicates that a potential risks exists, development shall not continue until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been submitted to and approved in writing by the Local Planning Authority. The approved remediation shall be carried out prior to the first occupation of the development. Reason: - To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.	SMDC Environmental Health Acceptance	landscaping are acceptable. Condition 14 is hereby approved and discharged.
15	Any external lighting which is to be incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light(s) is(are) in operation. Details of all external lighting to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and the works shall be carried out in full accordance with the agreed details. Reason: To protect the local amenities of the local residents by reason of excess of illuminance	External Lighting Details Plan SMDC Environmental Health Acceptance subject to final installation not causing increased luminance or glare at neighbouring properties.	Lighting details have been submitted and accepted by SMDC Environmental Health. Condition 15 is hereby approved and discharged.
16	Development shall not commence until a site specific scheme for protecting the proposed residential units from noise, has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings. It shall be designed to achieve noise levels of less than 30dB LAeq in bedrooms (night time), 35dB LAeq in bedrooms (daytime), less than 40 dBLAeq in living areas and 50dB LAeq in outside	Domestic Use Noise Impact Assessment SMDC Environmental Health Acceptance subject to mitigation set out in section 9 (SBM Safety Solutions Noise impact Assessment	Site specific scheme submitted and accepted by SMDC Environmental Health. Condition 16 is hereby approved and discharged.

	living areas. The scheme shall be installed prior to the first occupation of the development. A report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority and approved in writing prior to the first occupation of the development. Reason: To protect occupiers from noise and safeguard their residential amenities.	Ref: E22535) being installed in full. No specific required for external areas.	
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The information provided in respect of Conditions 10, 14, 15, and 16 is 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,

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Signed by: Ben Haywood
Head of Development Services