

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

25th March 2026

Submitted via Planning Portal PP-14810669

Dear Rachael,

**Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue
Discharge of Conditions 2 Pursuant to Application SMD/2021/0780**

I am pleased to submit this application seeking to discharge Conditions 2 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-14810669) 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 2 - MATERIALS

Notwithstanding any description within the application details and / or approved plans provided in relation to the external finishes of the development hereby approved for Phase 2a, including Planning Layout drawing ref. ARCH/PL/PH2 Rev Z4, Materials Schedule drawing ref. CH-2-MS-01 Rev B, external finishes plan drawing ref. ARCH/BTP/PH2 Rev C and Surface Treatment Plan drawing ref. ARCH/STP/PH2, no above ground works shall be carried out until full details of all external materials and finishes of the buildings, a chimney plot provision plan with chimney specification and details of hard surfacing to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

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

- Weber.pral M ref: Uniclass L5171 by Weber dated October 2010
- Material Plan ref: ARCH/MP/PH2 by Persimmon dated 17.07.25
- Cheadle 2 Material Samples by Persimmon
- Cheadle Phase 2 Finishes Schedule Rev E ref: CH2-MS-01 by Persimmon dated 06/07/2025

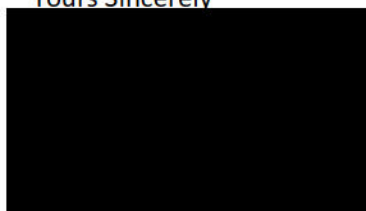


- Mid Ridge Chimney ref: 665 x 665 x 965 x VP Sheet 1 by Masonry Solutions dated 27/09/2021
- Mid Ridge Chimney 665 x 665 x 965 x 35 Sheet 1 by Masonry Solutions dated 25/06/2024

Summary

We trust that the enclosed documentation is sufficient to allow the discharge of conditions 2. 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

