

Mr. C. Johnston
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

6th May 2026

Dear Chris

PLANNING APPLICATION: SMD/2022/0532 – LAND AT SUGAR STREET, RUSHTON SPENCER

I refer to our recent exchange of emails in connection with the above application, and in particular to the provisions of Conditions 20 and 21 relating to surface water drainage.

As you will be aware, the surface and foul water drainage strategy for the site has been previously approved by the Local Authority on 18th July 2024 under application DOC/2024/0027 (Conditions 19, 20 and 21 refer).

The applicant has subsequently had cause to make a revision to that approved scheme to meet the requirements of their Environment Agency permit (EPR/NB3349KM) which states that:

“The discharge must be made via a perforated pipe. Any section of that pipe which lies within 10 metres of the bank of any watercourse shall be perforated, but this perforated section shall not extend more than 10 metres from the bank of any watercourse. A monitoring point shall be provided and maintained at the sewage treatment plant so that a representative sample of the discharge can be obtained at all times”

To address this matter we enclose an updated version of the surface and foul water drainage report and accompanying plan prepared by GWK Structural Solutions Ltd. which has been updated to align with the above requirements of the Environment Agency permit. The remainder of the drainage strategy is otherwise unaltered from that which you have previously approved.

I trust that the revised information enclosed will meet with your approval but should you have any queries or concerns in respect of this matter then please do not hesitate to contact me to discuss further.

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I look forward to hearing from you.

Yours sincerely



Rob Duncan
Planning Consultant