

Date: 01.05.2026
Our Ref: DOC/2026/0013

Miss Clulow
54 Sandon Road
Cresswell
Stoke on Trent
ST11 9RB

Dear Miss Clulow

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of Conditions 4, 5, 11, 14 and 15 in relation to SMD/2024/0280
52 Anselm Sandon Road Cresswell Staffordshire ST11 9RB

Thank you for your application to discharge conditions number 4, 5, 11, 14 and 15 of planning approval reference SMD/2024/0280.

Condition 11

The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Severn Trent Water have confirmed that the drainage proposal shown on the amended plan submitted to this office on 19th April 2026 is acceptable. Condition satisfied subject to compliance with the details shown on drawing number Condition 11. Drainage Plans - 52 Sandon Road Revision D.

Severn Trent also provide the following information.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system, the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of the current guidance notes and application form from either the website

(<https://url41.mailanyone.net/scanner?m=1wISXu-000000008Aq-4031&d=4%7Cmail%2F90%2F1777559400%2F1wISXu-000000008Aq-4031%7Cin41l%7C57e1b682%7C10609168%7C13286642%7C69F3699698795D77B3F7AD0C182E1BF9&o=a.wwetwtsku.oc.r&s=VIZIXBznnhal0XEW8zuk7N3jmyk>)

or by contacting the Development Services Team (Tel: 0800 707 6600).

Condition 14

Within 3 months after the commencement of development (including any demolition, site clearance, site stripping, site establishment, and formation or improvement of site access) a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall in particular make provision for the planting of suitable replacement tree planting to the site frontage. The submitted landscaping scheme shall include full details of all proposed new trees, shrubs and other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme once approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

The Council's Arboriculture Officer has assessed the submitted information and confirms that the proposed landscaping details submitted in accordance with condition 14 are acceptable. Please be mindful when implementing the landscaping, of the requirements of condition 13 which ties the development to the Arbtch Tree Protection Plan TPP 01. There are requirements for protective fencing and also arboricultural supervision for the removal and installation of hard surface within Root Protection Areas's.

For clarification purposes, conditions 4, 5 and 15 remain outstanding. If you have any queries regarding the above please contact Lisa.jackson@staffs Moorlands.gov.uk

Yours sincerely

X *B.S. Haywood*

Signed by: Ben Haywood
Head of Development Services

