STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Caroline Payne
Emery Planning Partnership
South Park Court Business Centre
Hobson Street
Macclesfield
SK11 8BS

Application no: SMD/2023/0423

Determined on: 3rd June 2026

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:
Land at Tenford Lane, Tean, Staffordshire, ST10 4EN.

Description of Development:
Erection of 87no. dwellings and associated works.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. **The development hereby permitted shall be carried out in accordance with the following approved plans:**

   Planning layout A1079_01J
   Landscape Layout - M3774-PA-01-V6
   Proposed site sections A1079_13A
   Enclosure Plan A1079_03F
   House Type A – PL(0)02 Rev. B
   House Type B – PL(0)03 Rev. A
   House Type C – PL(0)04 Rev. A
   House Type C1 – PL(0)12
   House Type D – PL(0)05 Rev. C
   House Type E – PL(0)06 Rev. C
   House Type F – PL(0)07 Rev. A

House Type G – PL(0)08 Rev. A
House Type H – PL(0)22 Rev. A
House Type I – PL(0)23 Rev. A
House Type J – PL(0)24 Rev. A
House Type K – PL(0)13
House Type K1 – PL(0)16
House Type L – A 1079 11

Reason: For the avoidance of doubt and to ensure the development is implemented in accordance with the submitted drawings.

Design and layout

2. **Prior to the occupation of the first dwelling, excluding dwellings approved by SMD/2024/0031 (as amended), the '1.8m high security mesh fencing' proposed as 'Boundary Type D' within drawing ref: Enclosure Plan A1079_03F shall be implemented in full in accordance with the approved drawing. This and all other boundary treatments, fences and means of enclosure indicated within the above referenced drawing shall be installed in accordance with the approved details prior to the first occupation of the plot to which they relate. Hereinafter, and notwithstanding the provisions of the General Permitted Development Order, these boundaries shall be maintained as such in perpetuity.**

   Reason: To protect the character and appearance of the local area, and the quality of the development in line with policy DC1 of the local plan, secure residential amenity and privacy and demonstrate visual continuity between any boundaries already installed.

3. **Prior to any above ground works - excluding those elements of the scheme already approved under SMD/2024/0031 - a full materials palette shall be submitted to and approved in writing by the local planning authority. The materials palette shall reflect the colours and textures of those dwellings already delivered on site where this is relevant. The materials palette shall include the following:**

   - **Details of the principal walling and roofing materials, and architectural detailing and materials and finish with these details**
   - **Details of the treatment of the eaves including materials and finishing to include facias, soffits and bargeboard including rainwater goods**
   - **Details of doors (including garage doors), windows and other fenestration, including materials, colour and finishes.**
   - **Details of all external surfacing materials, including the details of the streets, pavements, private drives and footpaths through the parks and landscape.**

The development hereby approved shall be delivered in complete accordance with the agreed materials schedule.

Reason: In the interest of ensuring that the dwellings are delivered to a high design standard in accordance with policy DC1 and the Staffordshire Moorlands Design Guide SPD, but also to ensure consistency across the whole site.

4. **Prior to the occupation of the first dwelling, excluding dwellings approved by SMD/2024/0031 (as amended), full details of all street furniture, including signage, seating areas, and lighting, shall be submitted to and approved in writing by the local planning authority. All street furniture shall be delivered on site in complete accordance with this plan within six months of the occupation of the first dwelling hereby approved, excluding dwellings approved by SMD/2024/0031 (as amended). These facilities and items shall be maintained as such in perpetuity.**

   Reason: To ensure that the external street furniture and related infrastructure are delivered to an appropriate specification for the enjoyment of residents.

5. **All on-site play facilities proposed within the development hereby approved shall be delivered in accordance with the details provided within the following drawings:**

   Plan Overview – 26481rev2/STA 1:100 @ A2 dated 16/09/2024 (Submitted 1 October 2024)
   Plan Area Details – 26481rev2/STA 1:100 @ A2 dated 16/09/2024 (Submitted 1 October 2024)
   Picture Sheet – Markden Homes, Tean Valley View. 26481rev2/STA dated 17/09/2024 (Submitted 1 October 2024)

   All on-site play equipment and related infrastructure shall be provided on site prior to the first occupation of the 65th dwelling and shall be maintained as such in perpetuity unless otherwise agreed in writing by the local planning authority.

   Reason: To ensure that all on-site play equipment and facilities are delivered to an appropriate specification for the enjoyment of residents.

Ecology conditions:

6. **Prior to the commencement of the development hereby approved, excluding dwellings approved by SMD/2024/0031 (as amended), details relating to a strategy for the on-site delivery of Biodiversity Net Gain to a minimum of 10% shall be submitted to and approved in writing by the local planning authority. The details shall be consistent with the species protection and mitigation measures and recommendations as set out within the Preliminary Ecological Appraisal (Elite Ecology) dated June 2023 in addition to any subsequent or updated survey. Once approved, the scheme shall be implemented in accordance with the submitted details and shall be implemented in full prior to the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved.**

   Reason: To ensure that the proposed development does not impact upon existing ecology or protected species and any change in circumstances are accounted for.

7. **No development including site clearance, excluding dwellings approved by SMD/2024/0031 (as amended), shall take place until a Construction Environmental Management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). This must include:**

   - **Risk assessments of potentially damaging construction activities.**
   - **Identification of biodiversity protection zones.**
   - **Reasonable avoidance measures for badgers, GCN, nesting birds, reptiles and hedgehogs.**
   - **Practical measures during construction to avoid or reduce impacts during construction (may be provided by method statements).**
   - **The location and timing of sensitive works to avoid harm to biodiversity.**
   - **Confirmation that there will be no clearance of trees, shrubs, tall ruderal or brambles between 31st March and 31st August inclusive unless a competent ecologist has undertaken a careful detailed check of vegetation for active birds nests, immediately before vegetation removal, and provided written confirmation that no birds will be harmed and/or appropriate methods are in place to protect nesting bird interest on sites. Any such written confirmation should be submitted to the LPA for its written approval before any clearance of trees, shrubs, tall ruderal or brambles.**
   - **Lighting used during construction to minimise impacts on wildlife.**
   - **Open excavations or pipes to be sealed at night.**
   - **Ramps / planking to be installed to permit wildlife to escape being trapped in structures during construction.**
   - **The role and responsibilities of an ecological clerk of works or similar competent person.**
   - **Disposal of waste material on site.**
   - **Use of protective fences, exclusion barriers and warning signs.**

The CEMP shall be implemented and adhered to throughout the construction period strictly in accordance with approved details.

Reason: In the interests of protected species and habitats during construction.

Environmental Health:

8. **No phase of the development hereby permitted, excluding dwellings approved by SMD/2024/0031 (as amended), shall take place except for works of site clearance and demolition until a Construction and Environmental Management Plan for that phase of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:**

   I. **the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, with no arrivals prior to 30 minutes before 8am, nor at any time on Sundays or Bank Holiday;**
   II. **the method and duration of any pile driving operations (including expected starting date and completion date);**
   III. **pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;**
   IV. **the arrangements for prior notification to the occupiers of potentially affected properties;**
   V. **the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;**
   VI. **A dust management plan containing the measures outlined in Appendix D : Mitigation Measures for Construction Impacts, in the Air Quality Assessment undertaken by the Aval Consulting Group and submitted in support of the application.**
   VII. **A scheme for recycling/disposal of waste resulting from the construction works;**
   VIII. **the parking of vehicles of site operatives and visitors;**
   IX. **The loading and unloading of plant and materials;**
   X. **the storage of plant and materials used in constructing the development;**
   XI. **Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment, and**
   XII. **The details of any generator/s to be used on site. They shall be sufficiently attenuated so that any noise generated shall be inaudible inside any nearby noise sensitive premise,**

All works shall be carried out in accordance with the approved CEMP.

Reason: To protect the amenities of the area amenity of local residents and that of the surrounding area from disturbance during the construction phase.

9. **In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not continue further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment 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 dwelling / plot to which it relates.**

   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.

10. **No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing by the Local Planning Authority.**

    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.

11. **Prior to the commencement of development, excluding dwellings approved by SMD/2024/0031 (as amended), a Lighting Strategy providing details of all external artificial lighting to be installed (including within all streets, areas of open space and footpaths) for the whole site shall be submitted to and approved in writing by the Local Planning Authority. The artificial lighting incorporated into this site in connection with this permission shall not increase the pre-existing illuminance or cause glare at the adjoining light sensitive**

locations when the light(s) is (are) in operation. All lighting installed as part of the development hereby approved shall be implemented in accordance with the approved details.

Reason: To protect the local amenities of the local residents by reason of excess of illuminance.

Trees and Landscape:

12. **The first action on commencement of development, excluding dwellings approved by SMD/2024/0031 (as amended), prior to any further action (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the installation of all temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in total accordance with drawing THL-1177-3 'Tree Protection Plan' dated 01/092023 in addition to guidance within British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. These barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the Local Planning Authority. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the Local Planning Authority.**

    Reason: To ensure that all existing trees are appropriately protected from the impacts of development and also in the interests of the character and appearance of the area.

13. **The landscaping scheme shown within the following drawings shall be implemented in full prior to the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved:**

    Landscape Layout - M3774-PA-01-V6
    Planting Plan 1 of 2 1:250 @ A0 - M3774-PA-04-V4
    Planting Plan 2 of 2 1:250 @ A0 - M3774-PA-05-V5
    Planting Specification – M3774 V4

    The trees, 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.

Reason: In the interests of the character and appearance of the area.

Highways:

14. **Prior to the occupation of the first dwelling, excluding dwellings approved by SMD/2024/0031 (as amended), the visibility splays shown on plan ref. SCP/230125/D01 shall be implemented in full. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level. The hedge shall be removed to the extent required to provide and maintain this visibility splay.**

    Reason: In the interests of highways safety.

15. **Prior to the commencement of development, excluding dwellings approved by SMD/2024/0031 (as amended), details of the following highway related works shall be submitted to and approved in writing by the Local Planning Authority:**

    - **bellmouth access;**
    - **footway connections into the proposed site from the existing network;**
    - **dropped crossings with tactile paving on both sides of Tenford Lane;**
    - **which shall incorporate further two-dimensional and three dimensional revisions as recommended by subsequent Safety Audits and as guided by detailed design.**
    - **A travel plan providing a strategy to reduce overall car usage and promote the use of sustainable transport modes.**

    The highway works shall thereafter be constructed in accordance with the approved details prior to the development excluding dwellings approved by SMD/2024/0031 (as amended) being first brought into use.

    Reason: In the interests of highways safety.

16. **Prior to the occupation of any dwelling, the parking and turning areas indicated within approved drawing A1079 06 A for that dwelling shall be implemented in full in accordance with the approved details. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.**

    Reason: In the interests of highways safety.

17. **The garages indicated within approved drawing A1079 06 A shall be retained for the parking of motor vehicles and cycles. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 (as amended) they shall at no time be converted to living accommodation**

unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason: In the interests of highways safety.

18. **The development shall not be occupied, excluding dwellings approved by SMD/2024/0031 (as amended), until a bin collection and storage strategy plan has been submitted to and approved in writing by the Local Planning Authority. Bin collection points are to be provided for any streets that can not be accessed by refuse due to block paving. The approved bin collection and storage facilities shall be provided prior to the first occupation of the dwelling to which they relate.**

    Reason: In the interests of highways safety and proper waste management.

    Flood risk:

19. **The development permitted by this planning permission to only be carried out in accordance with the Staffordshire SuDS Handbook and the approved Drainage Strategy (Sitewide Drainage Plan, K23-013-502 Rev C, Keytech Development Design Ltd, 30/10/2024) and the following mitigation measures detailed the strategy:**

    - **An infiltration-based solution for surface water drainage containing the 1 in 100yr + 40% event within the drainage network.**
    - **Provision of 2 infiltration basins on the site to a 1 in 1000year standard. With minimum storage volumes of:**
      Basin 1: 491.5m3
      Basin 2: 652.2m3
    - **Provision of landscaping to provide erosion control in infiltration basins in accordance with the details in the drawing M3774-PA-04-V4;**
    - **Provision of bunds around infiltration basins (to provide extra storage volume) at least 200mm above the top of bank levels of each basin shown in the approved drainage plan.**
    - **Provision of a cut-off drain along the southern boundary of the site to capture residual runoff.**
    - **Tree planters shall be incorporated where possible to add a measure of biodiversity to the surface water drainage system.**
    - **All soakaway bases to be at least 1.2m above groundwater level.**
    - **A minimum of 2 levels of water treatment for highway drainage including sumps within gullies to collect debris.**
    - **Provision of an amount and configuration of permeable paving either the same as, or demonstrating betterment, in area and water quality treatment than the provision in the approved drawing.**

- **Finished Floor Levels to be at least 150mm above surrounding ground levels.**
- **Double DPM to be provided on Plots 10, 16, 28, 31-41, 52, 67, 68, 82.**
- **Exceedance flows to be managed using ground profiling, threshold drains, French drains, perforated pipes, edging kerbs, hedges, retaining walls and gravelled areas in accordance with details in the drawings: Overland Routing Plan Sheet 1 of 4, K23-013-504 Rev C, Keytech Development Design Ltd, 28/10/2024**
  Overland Routing Plan Sheet 2 of 4, K23-013-508 Rev C, Keytech Development Design Ltd, 28/10/2024
  Overland Routing Plan Sheet 3 of 4, K23-013-509 Rev B, Keytech Development Design Ltd, 28/10/2024
  Overland Routing Plan Sheet 4 of 4, K23-013-510 Rev B, Keytech Development Design Ltd, 28/10/2024
- **All the listed features to manage exceedance and shown on the plan shall be designated as drainage features and protected in property title deeds.**
- **Where it is not possible for ground slopes to fall away from properties, permeable paving driveways shall be lowered for each of the plots by 50mm to ensure that should any exceedance overtop the highway, the preferential flow route shall be towards the permeable driveways and not towards property front doors.**
- **Developer shall ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased, and water quality is managed prior to the completion of the approved drainage strategy.**
- **The scheme shall be managed and maintained for the lifetime of the development in accordance with the details included in drawing: SuDS Maintenance Plan, K23-013-503 Rev B, Keytech Development Design Ltd, 15/10/2024**
- **The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.**

Reason: To comply with Policies: C3 Part d (Green infrastructure) and SD5 (Flood Risk) of the Staffordshire Moorlands Local Plan Adopted September 2020.

20. **Prior to occupation of the first dwelling, excluding dwellings approved by SMD/2024/0031 (as amended), a homeowner information pack shall be submitted to and approved in writing by the Local Planning Authority and subsequently provided to the owner of every property on occupation. The homeowner information pack shall include details of:**

- **All drainage features and exceedance features within property curtilage (to be listed and shown on plan)**
- **Details of the maintenance tasks required for each exceedance and drainage feature and the frequency that each task should be undertaken.**
- **A statement confirming the function of all exceedance features and that they are only to be replaced with like for like (or betterment) in terms of the protection offered from flood risk and water quality.**
- **Details of the expected lifetime of all features and the responsibility for their replacement.**

Reason: To ensure the long-term management and maintenance of the SuDS infrastructure in accordance with Local Standard L of the Staffordshire SuDS Handbook.

21. **The development hereby permitted shall not commence, excluding dwellings approved by SMD/2024/0031 (as amended), 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, and**
    - **The drainage scheme shall be implemented in accordance with the approved details before the development excluding dwellings approved by SMD/2024/0031 (as amended) is first brought into use.**
    - **Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways shall be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods shall also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.**

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

22. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no further development as specified in Part 1 Class(es) AA, A, B, C, D, E and F or Part 2 Classes A to C shall be undertaken without express planning permission first being obtained from the Local Planning Authority.**

Reason: To enable the Local Planning Authority to prevent the interruption to the function and associated flows of private soakaways.

23. **No development, excluding dwellings approved by SMD/2024/0031 (as amended), shall take place until full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.**

    Reason: In the interests of the character and appearance of the area and to ensure adequate levels of amenity for future occupants.

Informatives:

Staffordshire Wildlife Trust:

We would recommend the Developer/Applicant to make contact with STW and look to submit a Development Enquiry for this development site; this will discuss the drainage proposals for site, and if any issues, look to resolve them. It is best to visit our website: https://www.stwater.co.uk/building-and-developing/overview/new-sitedevelopments/developer-enquiries/ and follow the application form guidance to begin this process.

Severn Trent Water:

IMPORTANT NOTE: This response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality. Please note if you wish to respond to this email please send it to Planning.apwest@severntrent.co.uk where we will look to respond within 10 working days If your query is regarding drainage proposals, please email to the aforementioned email address and mark for the attention of Rhiannon Thomas (Planning Liaison Technician).

Environmental Health:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

All lighting details should be provided with predicted LUX levels at the cartilage of the nearest residential receptors. This should be undertaken in line with the Institute of Lighting Engineers Guidance on intrusive lighting.

The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so

that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m^2	Zone E1	Zone E2	Zone E3	Zone E4
Up to 10.00	100	600	800	1000
Over 10.00	n/a	300	600	600

Environmental Zones			
Zone	**Surrounding**	**Lighting Environment**	**Examples**
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

Any approved noise scheme and measurements should pay due regard to British Standard BS8233:2014 Sound insulation and noise reduction for buildings (Code of Practice),and the Building Regulations 2010 Document E or other appropriate guidance.

Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial (defra 2005) available as a free download http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisanc e.pdf

During any demolition and construction activities (including landscaping) the contractor should take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

- The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils https://www.london.gov.uk/programmes-strategies/planning/implementinglondon-plan/london-plan-guidance-and-spgs/control-dust-and
- Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency https://www.gov.uk/government/publications/land-contamination-riskmanagement-lcrm

- Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
- The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become and "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
- Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
- Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

Highways:

STAFFORDSHIRE moorlands DISTRICT COUNCIL

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This estate road and drainage layout will require Technical Approval under Section 7 of the Staffordshire Act 1983 and will require an agreement under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities.

Please see:
https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

The conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (highway.agreements@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

disability confident EMPLOYER