

Date: 19/06/2026
Our Ref: DOC/2026/0046

Mrs Teresa Critchlow
Sammons Architectural Limited
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Dear Mrs Critchlow

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of Conditions 6, 7, 13, 16 in relation to SMD/2024/0519
Ivy House Farm Rownall Road Wetley Rocks Staffordshire ST9 0BT

Thank you for your application to discharge conditions 6, 7, 13 and 16 of application approval reference SMD/2024/0519. Please note the following.

Condition 6

Pointing works shall be undertaken in accordance with a sample panel to be inspected by and approved in writing by the Local Planning Authority before the pointing works are undertaken.

Details submitted under the drawing reference 2015-2033-10J and the images referenced 'IMG_5463' and 'IMG_6475' (which show the affected areas and the pointing as well) are deemed acceptable. Condition is satisfied subject to compliance with these details. It is noted that these details have also been approved under application reference number DOC/2026/0032.

Condition 7

Before any external lighting is installed, details of the lighting shall be submitted to and approved in writing by the local planning authority and shall be installed in exact accordance with the approved details.

Environmental Health have confirmed they have no objections to the details submitted relating to the proposed lighting (60w wall lights), commenting that they are predicted to be relatively low impact and remote from third party properties. Condition 7 is hereby satisfied subject to compliance with these approved details.

Condition 13

Before the development is brought into use, surface water drainage and foul drainage/treatment for the proposed dwellings shall be provided in exact accordance with details to be submitted to and approved in writing by the local planning authority.

Information awaited. Condition cannot yet be discharged.

Condition 16

Prior to bringing the development into first use, all soils that are intended to be used for the 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 shall 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, soil shall not be imported 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 development being brought into use.

The application form states that 'no topsoil has been brought onto site, it is all as existing, so no contamination.' Environmental Health confirm that the condition is satisfied based on this advice. Please note that if this situation is to change and that soils are required, the requirements of the condition are relevant.

I trust that the above is satisfactory. Should you have any questions regarding the above, please contact lisa.jackson@staffs Moorlands.gov.uk

Your sincerely,

19/06/2026

X 

Jane Colley

Signed by: Jane Colley Signature

Jane Colley
Principal Planning Officer