

Staffordshire Moorlands District Council -  
Development Control

Reference: PA-0007392/01  
Customer reference: DOC/2026/0057  
07 August 2026

**F.A.O: Reuben Berriman**

**Discharge of Conditions 20 and 21 in relation to planning application SMD/2022/0532  
on Land East of Sugar Street Rushton Spencer Staffordshire SK11 OSE**

Dear Reuben

Thank you for referring the above application which was received on the 29 June 2026. Having reviewed the submitted information we are unable to recommend the discharge of conditions 20 and 21 at this time. These conditions were recommended in 2022 (our response UT/2022/119709/01-L01) due to the importance of the groundwater source in this location and its vulnerability to pollution. It is essential to ensure that any discharges to ground of foul and surface water is carried out in such a manner as to limit the potential for pollution of groundwater.

We require further information, as detailed below, to offer greater certainty and clarity around the proposed discharge from the site in this sensitive location.

As detailed in the submitted covering letter *"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".*

As stated above it is important that the details approved by the discharge of Conditions 20 and 21 and consistent with the permitted scheme. However, at this time there remain some outstanding inconsistencies with the drainage documentation, specifically the perforated pipework. In tandem with this planning

application colleagues from our permitting team are engaged in discussion with the applicant around this element of the drainage proposals with a view to ensuring the proposals are as previously agreed and to inform the planning application.

Until such clarification is provided we are unable to recommend the discharge of these conditions.

Yours sincerely

Graeme Irwin,  
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