

20/08/2026

My ref: DOC/2020/0050

Mr Patrick Redmond
CTD Architects
Clerk Bank House,
Leek,
Staffordshire Moorlands,
ST13 5HE

Dear Sir/Madam

**DOC/2020/0050 - Application for Discharge of conditions DOC 5,6,16 & 19 of
SMD/2019/0253 at Trent Head Farm , Barrage Road , Biddulph Moor ,
Staffordshire, ST8 7NU**

Thank you for the information submitted in support of the above application.

Having reviewed the submitted details, I can confirm the following:

Condition 5 (Revised Softworks Landscape Plan)

The submitted revised Softworks Landscape Plan Drawing no. AW0038-PL-001 Rev A has been considered and is acceptable. The revised scheme appropriately identifies the areas to be restored to greenfield condition and includes details of the permanent boundary treatment separating this land from the residential curtilages. The planting proposals and implementation details are considered appropriate and will ensure the development integrates satisfactorily with its surroundings.

The landscaping shall be implemented in accordance with the approved details before the end of the first available dormant season (November to February inclusive) following first occupation of the development and thereafter maintained in accordance with the requirements of the condition.

The condition is therefore discharged.

Condition 6 (Boundary Treatments)

The submitted details of the proposed boundary treatments shown on drawing no. 1883 AL130 have been considered and are acceptable. The proposed boundary treatments are appropriate to the character of the development and provide a suitable transition between the residential curtilages and the surrounding area, having regard to the openness of the Green Belt.

The boundary treatments shall be erected in accordance with the approved details prior to the first occupation of the dwelling to which they relate and retained thereafter.

The condition is therefore discharged.

Condition 16 (Bat Emergence / Re-entry Survey)

The submitted bat emergence/re-entry survey dated 4th June 2020 produced by S. Christopher Smith MRICS MSc CEnv has been assessed and is considered acceptable. The survey has been undertaken in accordance with best practice and demonstrates that the proposed demolition works can proceed in accordance with the recommendations contained within the report.

The condition is therefore discharged.

Condition 19 (Biodiversity Enhancements)

The submitted biodiversity enhancement scheme shown on drawing no. AW0038-PL-001 Rev A has been considered and is acceptable. The details include the provision of bat and bird boxes in appropriate locations across the development and are considered to accord with best practice and the objectives of Policy NE1 of the Staffordshire Moorlands Core Strategy.

The approved biodiversity enhancements shall be installed in accordance with the approved details prior to the first occupation of each respective dwelling and retained thereafter.

The condition is therefore discharged.

Accordingly, Conditions 5, 6, 16 and 19 are discharged.

Yours faithfully

X 

Signed by: Ben Haywood

Head of Development Services

