

Appendix 1 – Agreed Planning Conditions

General matters

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans, documents, method statements: [list of approved plans and documents to be inserted here]

Reason:- For the avoidance of doubt and in the interests of proper planning.

- 2) There shall be no more than 190 lodges on the site in Phase 1

Reason:- To define the permission and in the interests of the character and appearance of the area and highway safety

- 3) There shall be no touring caravans on the site at any time

Reason:- To define the permission and in the interests of the character and appearance of the area and highway safety.

- 4) Any lodge including its decked area (and all subsequent replacement lodges and their associated replacement decked area) shall only be sited in accordance with the siting as specified and in drawing numbers 1733-MS-010 Rev E; 1733-MS-022 Rev F; 1733-MS-023 Rev E and 1733-MS-024 Rev D hereby approved. The development shall be carried out in accordance with the agreed details.

Reason:- In the interests of the character and appearance of the area, land stability and the setting of nearby Listed buildings

Materials and finishes

- 5) Any lodge including its decked area (and all subsequent replacement lodges and their associated replacement decked area) shall only be constructed in accordance with the design and elevational treatment and using the external facing and roofing

material as specified and described in drawing numbers 1733 LV-020 Rev E, 1733 LV-021 Rev E, 1733 LV-022 Rev E and 1733 LV-023 Rev E hereby approved. There shall be no variation to any of these details without the prior consent in writing of the Local Planning Authority. For the avoidance of doubt any glazing proposed to decked areas should be non-reflective/anti glare.

Reason:- In the interests of the external finish of the development and to protect the character and appearance of the area and the setting of nearby Listed buildings

***N.B. Please refer to Chapter 10 of the Main Statement of Common Ground document, which sets out the Council's position in respect of this condition (5).**

- 6) No lodges shall be constructed until samples of the materials to be used in the external surfaces of the lodges hereby permitted (including the walling, roofing, decking, skirting and balustrades) have been submitted to and approved in writing by the Local Planning Authority. The sample materials shall be in accordance with the Materials Palette (dated August 2024) and shall include finishes, fixings and the specification of the glazed balustrade. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the external finish of the development, and the character and appearance of the area

- 7) Notwithstanding the submitted plans, no construction of the Hub building or external facing works to the Housekeeping building shall commence until samples of the following have been submitted to and approved in writing by the Local Planning Authority.

- Walling material (including the timber cladding, stone, brick, metal cladding)
- Roof material

- Windows and doors – style, materials, recess depth in aperture, finish and colour
- Eaves and fascias
- Sedum roof (Hub building) which should also include measures to secure its future maintenance and management

The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason: In the interests of the external finish of the development, the character and appearance of the area and the setting of nearby Listed buildings

- 8) No development of the Hub building shall commence until such a time that the roofline details (including full details of any proposed extraction/ventilation/air con units or ducts) have been submitted to and approved in writing by the Local Planning Authority. The development should proceed thereafter in accordance with the approved details

Reason:- To ensure an acceptable external appearance and in the interests of the setting of nearby Listed buildings

Play and activity areas

- 9) The natural play, junior play, adventure play areas and the MUGA shown on approved drawings 1088.4-PLA-00-XX-DR-L-8006 Rev P01, 1088.4-PLA-00-XX-DR-L-8007 Rev P01, 1088.4-PLA-00-XX-DR-L-8008 Rev P01 and 1088.4-PLA-00-XX-DR-L-8009 Rev P01 shall be made available for use prior to first occupation of any of the lodges within that phase of the development agreed under Condition 5 in which the play area and/or MUGA is situated

Reason:- To ensure an acceptable external appearance in the interests of the character and appearance of the area.

Woodland paths and tree protection

10) The new woodland paths and cycle tracks in the southern part of the site leading into and through the woodlands down into the Churnet Valley shall be constructed only in accordance with the specification and methods set out on the Planit I E "Southern Woodland Pathways" Drg. No. 1088.4-PLA-00-XX-DR-L-0006 Rev P02 and the Urban Green "Arboricultural Statement – Condition 9" reference 11874 Rev A submitted with the application hereby approved. Whilst retaining flexibility over the precise siting and alignment in order to minimise removal of or impact on existing trees and to respond to specific ground conditions and localised ground levels changes encountered as construction progresses, the new woodland paths and cycle tracks shall avoid any encroachment within the extent of Frame Wood included in the Inventory of Ancient Woodland for Staffordshire.

Reason:- To protect Ancient Woodland and trees/woodland which contributes positively to the character and appearance of the area and in the interests of biodiversity

Landscape implementation

11) The planting and landscaping scheme shown on the following drawings:-

- Landscape masterplan 1088.4-PLA-00-XX-DR-L- 0002 Rev P06
- Planting Plan Quarry 3 1088.4-PLA-00-XX-DR-L-2002 Rev P05
- Planting Plan Quarry 1 North 1088.4-PLA-00-XX-DR-L-2003 Rev P04
- Planting Plan Quarry 1 South 1088.4-PLA-00-XX-DR-L-2004 Rev P03
- Planting schedule 1088.4-PLA-00-XX-DR-L-2005 Rev P04
- Soiling Plan 1088.4-PLA-00-XX-DR-L-2006 Rev P05
- Typical Softworks Details 1088.4-PLA-00-XX-DR-L-6000 Rev P02
- Landscape Masterplan Q3 1088.4-PLA-00-XX-DR-L-0002 Rev

P06

- Landscape Masterplan Q1 North 1088.4-PLA-00-XX-DR-L-0003 Rev P04
- Landscape masterplan Q1 South 1088.4-PLA-00-XX-DR-L-0004 Rev P03

shall be fully implemented before the end of the first available suitable planting or seeding season following completion of each phase of the development agreed under Condition 5. The trees, shrubs, herbaceous and aquatic plants and grass planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting to ensure successful establishment. 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. At all times, during the initial 5 year establishment period and thereafter, the landscaping shall be managed and maintained in accordance with the Habitat Management Plan to be approved under Conditions 19 of the outline planning permission SMD/2016/0378 and the approved Structural Landscape Strategy, Planet-IE dated October 2019

Reason:- To ensure an acceptable external appearance in the interests of the character and appearance of the area, biodiversity enhancement and the setting of nearby Listed buildings

Gabion walls – hub area

- 12) No construction of the proposed gabion wall within the delivery area of the Hub building shown on the Site wide hardworks plan, drawing 1088.4-PLA-00-XX-DR-L-1001 Rev P08 shall commence until details have been submitted to and approved in writing by the LPA. Such detail shall include full design, construction, details of filling material, planting plans and timescale for planting. The development shall subsequently be carried out fully in accordance with the approved details and retained as such thereafter.

Reason:- To ensure an acceptable finish in the interests of the character and appearance of the area.

Tree protection

13) The development hereby permitted shall be carried out strictly in accordance with the Arboricultural Impact Assessment (Urban Green October 2019) and the Arboricultural Statement, Condition 9 (Urban Green October 2019)

Reason:- To ensure the protection of trees in the interests of the character and appearance of the area, protected woodland and biodiversity

Site stability

14) Prior to the erection of any lodges, the construction of their foundation bases, the internal site roads, buildings and infrastructure hereby approved, an Earthworks Validation Report prepared by a Chartered Geologist, Registered Ground Engineering Professional or other appropriately experienced Chartered Engineer shall be submitted to and approved in writing by the Local Planning Authority. The Report shall provide confirmation that the recontouring of the site has been completed in accordance with the Moneystone Earthworks Proposed Phase 1 (Table 3a Earthworks Sequence).

Reason:- To ensure that the lodges, buildings, roads and other infrastructure are constructed on stable land prepared in accordance with the earthworks proposals.

15) Prior to the erection of any lodges, the construction of their foundation bases, the internal site roads, buildings and infrastructure hereby approved, the Design stage of the slope stability mitigation identified in the submitted Schedule of Mitigation reference 4492- 1/Schedule and Schedule of Mitigation Flowchart reference 4492-2/Flow Chart shall be completed and

documented in a Slope Stabilisation Design Report prepared under the direction of a Chartered Geologist, Registered Ground Engineering Professional or other appropriately experienced and Chartered Engineer and submitted to and approved in writing by the Local Planning Authority. The detailed design of lodge foundations should be prepared under the direction of an appropriately experienced and Chartered Engineer.

Reason:- To ensure that the final recontoured slopes at the site are adequately investigated; that the slope stability hazards and risks are geotechnically assessed; and that mitigation design, proportionate to the level of geotechnical risk is documented in a geotechnical report.

16) Prior to the erection of any lodges, the construction of their foundation bases, the internal site roads, buildings and infrastructure hereby approved the slope stabilisation mitigation shall be implemented in full and in accordance with the requirements of the Slope Stabilisation Design Report and documented within an As-Built Validation Report on completion of the Construction stage of the agreed Schedule of Mitigation reference 4492-1/Schedule. The As-Built Validation Report should be prepared under the direction of a Chartered Geologist, Registered Ground Engineering Professional or other appropriately experienced and Chartered Engineer and shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of any lodges, the construction of their foundation bases, the internal site roads, buildings and infrastructure hereby approved

Reason:- To ensure that the slope stabilisation mitigation is fully implemented in accordance with the slope stabilisation design.

17) Prior to first occupation of any of the development hereby approved and following the implementation of the slope stabilisation mitigation, a development-wide Monitoring and

Maintenance Plan, in accordance with In Service stage of the agreed Schedule of Mitigation reference 4492-1/Schedule shall be prepared under the direction of a Chartered Geologist, Registered Ground Engineering Professional or other appropriately experienced and Chartered Engineer, and shall be submitted to the Local Planning Authority for its written approval. The development shall thereafter be carried out strictly in accordance with the approval Monitoring and Maintenance Plan.

Reason:- To ensure a long-term plan for monitoring and maintaining all the slopes at the development is in place.

18) No development shall take place within Quarry 3 beyond written approval of the Earthworks Report under Condition 14 until details of the steps and paths to the upper lodges in the west of Quarry 3 as shown on the Quarry 3 Masterplan drawing 1733/MS-022 Rev U have been submitted to and approved in writing by the Local Planning Authority. Such detail to include nature of construction, levels and materials. The development shall subsequently be carried out in accordance with the approved details and made available before occupation of any lodges to which the steps and paths provide access

Reason:- To ensure an acceptable external appearance in the interests of the character and appearance of the area

Refuse collection

19) No development shall commence until such time that full details of the proposed litter bins, bin stores and the main refuse collection point have been submitted to and approved in writing by the Local Planning Authority. The detail shall be in general accordance with that shown indicatively on drawing no 1088.4-PLA-00-XX-DR-L-4003 Rev P02. The agreed litter bins, bin stores and collection area shall subsequently be installed as agreed and made available for use prior to first occupation of any of the development hereby approved and maintained as such thereafter.

Reason:- As full details are not provided and in the interests of the external appearance of the development

Signage and street furniture

20) No development shall commence until such time that full details of all proposed internal signage and street furniture have been submitted to and approved in writing by the Local Planning Authority. The detail shall be in general accordance with that shown indicatively on drawing no 1088.4-PLA-00-XX-DR-L-4000 Rev P02. The agreed signage and street furniture shall be installed as agreed and made available for use prior to first occupation of any of the development hereby approved

Reason:- As full details are not provided and in the interests of the external appearance of the development

Conditions directed towards Quarry 3

21) No development within Quarry 3 shall be commenced until such time that full details of any exposed or potentially exposed foundation structures for the lodges in this part of the site including (but not restricted to) gabion baskets, stilted supports have been submitted to and approved in writing by the Local Planning Authority. Such detail to include materials, finish and where deemed necessary by the LPA additional planting and an implementation timescale for such planting. The development shall thereafter proceed in accordance with the approved details and timescale

Reason:- To ensure an acceptable external appearance in the interests of the character and appearance of the area

22) No development shall take place in Quarry 3 until measures to ensure the operation of an internal one way system in this part of the site together with an implementation timetable have been submitted to and approved in writing by the Local Planning

Authority. The development shall thereafter proceed in accordance with the approved details and timescale and retained for the life of the development

Reason:- In the interests of providing safe and suitable access for all users

Designing out crime

23) Prior to any part of the development hereby approved coming into first use, a Scheme of measures to prevent crime and provide a safe environment (as generally described in letters dated 26th November 2019 and 3rd February 2022 from Staffordshire Police) has been submitted to and approved in writing by the Local Planning Authority. Such a Scheme shall include an implementation timescale. The development shall subsequently be carried out strictly in accordance with the approved Scheme and timescale

Reason:- In the interests of providing a safe and secure environment for visitors and deter criminal opportunity

Links to other approved schemes

24) No part of the development hereby approved shall be brought into use until such time that the new surface water outfall approved under SMD/2022/0014 has been constructed and brought into use

Reason:- Layout of the roads, foundations, lodges and other infrastructure in Quarry 3 is dependent upon the water level in Quarry 3 being maintained at 156m

25) No part of the development hereby approved shall be brought into use until such time that the change of use of the former laboratory building approved under SMD/2019/0716 has been completed as approved and made available for first use

Reason:- To ensure that all of the uses consented under Condition

6 of SMD/2016/0378 are delivered in the interests of delivering a sustainable development

Bridge

26) Notwithstanding the submitted plans, no development shall take place in Quarry 3 until such time that full details of the bridge shown on drawing 1733/MS-815 have been submitted to and approved in writing by the Local Planning Authority. Such detail to include means of construction and samples of the finishing materials which shall be timber and vertically clad.

Reason:- To ensure an acceptable external appearance in the interests of the character and appearance of the area

Energy

27) No development shall commence until a detailed Energy Statement has been submitted to and approved in writing by the Local Planning Authority. The detailed Energy Statement shall be in accordance with the Energy Statement prepared by Futureserv (Document Ref: P7700-FS-XX-XX-RP-M-003-P02) received by Staffordshire Moorlands Council on 2nd September 2024. The development shall be constructed and operated in accordance with the approved detailed Energy Statement.