

From: [Phil Speakman](#)
To: [TeamE1](#)
Subject: Re: Planning Inspectorate APP/H1033/X/24/3352898: Quarry Bank, SK23 7DZ
Date: 21 March 2025 11:53:58

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Dear Mr Jeremy Richards,

In response to your email and the attached LPA statement dated Feb 2025 we have the following comments:

In response to "5.10 The application was not accompanied by topographical survey or sectional drawings to confirm existing and proposed land levels which would have provided further clarity on the existing site levels and the extent of excavation and engineering works entailed. In the absence of a topographical survey, the site plans and elevation drawings give the impression of a flat site", comments as follows:

- Existing and proposed site plan drwg.no.SW358LD-002 submitted with our application is overlayed onto a topographical survey and indicates the contour lines and ground levels.
- Sectional drawings were provided within the Proposed Elevations Building 1 & 2 drawings, ref.SW358LD-006 rev.A & SW358LD-007 rev.A.
- Email received by our Agent from the LPA Case Officer, dated 10th April 2024, attached a copy of the Topographical survey which we had submitted with planning application HPK/2021/0373.
- Telephone conversation between our Agent on the 8th May 2024, our Agent offered to forward photographs of the site to assist. No further information was requested by the LPA Case Officer during this telephone call to provide further clarity on the existing site levels and extent of excavation. The LPA Case Officer also advised their intention to discuss the application with her colleague but no further feedback/comment was provided from this date up to the determination date.
- Photos of the proposed location of both building was emailed to the LPA Case Officer by our Agent on the 10th May 2024, with an isometric illustration of the proposed Buildings superimposed onto them.
- Several emails were sent by our Agent to the LPA Case Officer asking for the opportunity to discuss the application prior to any decision being made.
- No site visit was made by the LPA Officer.

Regards,

Mr P Speakman

----- Original Message -----

From: TeamE1@planninginspectorate.gov.uk

To:

Sent: Friday, February 28th 2025, 17:19

Subject: Planning Inspectorate APP/H1033/X/24/3352898: Quarry Bank,
SK23 7DZ

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<http://www.planningportal.gov.uk/planninginspectorate>

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