



Response to Planning Permit Application: PP-753-2025

Address: 40 Staughton Vale Road, ANAKIE

Proposal: Use of the Land for a Contractors Depot (Plumbing)

Hi Peter,

I appreciate your patience with this application and providing us with the extensions of time you have. Please see below my response to each item raised on the request for further information dated 2 October 2025. If you have any queries with anything I have provided below please feel free to contact me directly for further clarification.

1. **Permit Application Fee** - This will be paid prior to the 28th of Feb 2026
2. **Section 173 Agreement** - Attached
3. **Hours of Operation** - 6.00 AM - 6.00PM (please note commonly our working hours are from 6.30AM to 4.00PM but sometimes on odd occasions we will work outside these hours but generally not outside the hours mentioned above)

Number of Employees - We employ 14 people in total, only 4-6 employees will be using this site daily, 2 of these being residents of this property.

Number of Vehicles - There will be 3-4 utes & 1 heavy rigid tipper (rigid tipper has 1x dog trailer & float) which will be present at the property at one time the only time we will exceed this will be when we hold our monthly toolbox meeting and staff will be required to come to the depot for an hour or two for an afternoon.

Storage Areas - Please see attached site plan which shows all storage areas

Staff toilets - Existing outhouse will be used for staff toilets

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Existing Vehicle crossing - One of the planners from council had visited site when I submitted the application and checked the crossover and called me and said that the existing cross over would be suffice, (apologies for not having an email or anything from who ever come and looked at it)

Floor Plan - Please see attached site plan, I believe this shows enough detail of what we are proposing, as we are only using the depot for parking of machines & trucks, tool storage and the storage of minimal stock ie pipe, pits, rock ETC & our office is a portable site office which is one room.

Vegetation - I can confirm no vegetation will need to be removed to allow us to use this property for our depot.

4. Environmental Health - I have noted the area on the site plan I have attached, noting the septic tank location & the distribution field location, Please note In my professional opinion I believe this system to be in good working order. We are highly experienced in septic installations & maintenance, so I feel very confident in my ability to make this judgment.

5. Engineering - As I mentioned above, a council representative has been to site to inspect the existing cross over and has said that this will be sufficient.

Kind Regards

