**Form X (ii)**

**Staffordshire County Council**
**Town and Country Planning Act, 1990**
**Development Management Procedure Order 2015**

**To:** Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

**Applicant:** C/O AGENT MR BRIAN WOOD

**Address:** 5 BROKEN CROSS
MACCLESFIELD
CHESHIRE EAST
SK10 3L

**Application Type:** FULL

**Application Number:** SMD2016/0474

**Date Received:** 10-OCT-2016

**Road Number:** PRIVATE/A0527

**Officer:** David Plant

**Date:** 14-OCT-2016

**Particulars of Development:**
PROPOSED REVISED BELLMOUTH ACCESS TO PLOT 9

**Location of Development:**
PLOT 9, VICTORIA BUSINESS PARK, TUNSTALL ROAD, KNYPERSLEY, STAFFORDSHIRE, ST8 6PH

**CONDITIONAL:**

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**Recommendations:** There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 Details shall be submitted to and approved in writing by the Local Planning Authority indicating signage works within the development to indicate the presence of a roundabout and the need to turn left out of the access. The signage shall therefther be provided and maintained for the life of the development.

2 The development hereby permitted shall not be brought into use until the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated as verge/footway with full height kerb.

REASON

To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy polict DC1; in the interests of highway safety

NOTE TO PLANNING OFFICER

Roads in Victoria Business Park are not adopted. The applicant should satisfy themselves that they have approval from landowner to carry out the works and that the works will not compromise potential future adoption of the roads. There is nothing to suggest the access has been constructed to SCC specification and there is no information on construction detail. The access does not appear to have constructed to a standard detail.
As the access is for commercial/industrial use, it should be reconstructed in its correct location to carriageway standard. Cores will be required through the access to demonstrate construction detail prior to adoption of the roads.

The access constructed on site differs significantly to that shown on submitted drawings. It is further to the north on the site when compared to the proposed drawings. It is assumed that the current access is a temporary access, is to be closed and the access shown on the submitted drawings be constructed in its place, to appropriate standards and detail, hence condition above regardingreinstatement of the existing access.

**Commissioner for the Built County**
**on behalf of the County Council**
**as Highway Authority**