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: MR A. CHATTERTON

Address: C/O HEWITT & CARR ARCHITECTS
MISS NATALIE HEWITT
2 - 4 CROSS STREET
CHEADLE, STAFFORDSHIRE
ST10 1N

Application Type: FULL

Application Number: SMD2017/0255

Date Received: 12-MAY-2017

Road Number: D1150

Officer: David Plant

Date: 26-MAY-2017

Particulars of Development:
PROPOSED CONSTRUCTION OF 3NO. DETACHED RESIDENTIAL DWELLINGS.

Location of Development:
THE MONKHOUSE, PRINGE GEORGE STREET, CHEADLE, STAFFORDSHIRE

CONDITIONAL:

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

1 Before the proposed development commences the access shall be constructed with a gradient not exceeding 1 in 10 for a distance of 10m from the rear of the highway boundary.

2 Before the proposed development is commences the visibility splay shown on plan 00219_PL(0)01 shall be provided and shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway

3 Before the proposed development commences the access rear of the carriageway edge shall be constructed in a bound, porous material in accordance with details to be first submitted to and approved in writing by, the local planning authority.

4 Before the proposed development is brought into use the parking and turning areas shall be surfaced and thereafter maintained in a bound porous material with parking bays clearly delineated and allocated in accordance with plans hereby approved which shall thereafter be constructed in accordance with the approved drawings and retained for the life of the development.

5 Before the proposed development commences details of the surface water drainage, including surface water outfall from parking and turning areas, shall be first submitted to , and approved in writing by, the local planning authority which shall thereafter be constructed in accordance with the approved details.

6 Before the proposed development is brought into use the access drive shall be built with surface water drainage interceptors which shall be sited across the access immediately to the rear of the highway boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be constructed in accordance with the approved plans and retained for the life of the development.

7 Any proposed soakaway shall be located a minimum of 5m rear of the highway

8 No deleterious material shall be deposited on the public highway.

9 No vehicles exporting materials shall leave the site Monday - Friday between the hours of 0800-0900 & 1500-1600.

10 Prior to commencement of excavation wheel cleaning/ washing facilities shall be provided within the site in accordance with details previously approved in writing by the local planning authority. The approved facility shall be utilised by all vehicles exporting excavated material.

11 No part of the development permitted by this consent shall commence until a construction method statement has been submitted to and approved in writing by the local planning authority.

12 Arrangements shall be made to prevent water discharging from the approved wheel cleaning/washing facility onto the public highway.

REASONS

1-7 To comply with NPPF Paragraph 32; to comply with SMDC Cotre Strategy Policy DC1; in the interests of highway safety.

8-12 To safeguard the public highway and in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

With reference to conditions 8 to 12 above, the topography of the site will likely necessitate the removal of a larger quantity of material than is normal for a site of this size and along with the restricted width of the roads in the vicinity of the site it is considered that some form of proper control should be provided to safeguard the public highway.

The dropped crossing to the site shall be reconstructed in accordance with the submitted drawing and SCC requirements. Please note that any alteration to the access will require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk) http://www.staffordshire.gov.uk/transport/staffshighways/licences/

Given the restrictive nature of the road in the immediate vicinity of the site it is considered that prior to works commencing within the site the developer should be requested to contact Network Management in order to seek guidance on any traffic management/ protection measures that may be required or considered necessary.(see above contact details)

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