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:** JCM GROUP HOLDINGS (UK) LTD
C/O SAMMONS ARCHITECTURAL LTD
10 CAWDRY BUILDINGS
FOUNTAIN STREET
LEEK, STAFFORDSHIRE
ST13 6J

**Application Type:** FULL
**Application No:** SMD2019/0451
**Date Received:** 29-JUL-2019
**Road No:** A0520

**Officer:** David Plant
**Date:** 12-AUG-2019

**Particulars of Development:**
PROPOSED CONSTRUCTION OF REPLACEMENT ACCESS ROAD.

**Location of Development:**
LAND REAR OF FORMER ST JOHNS SCHOOL, MILL LANE, WETLEY ROCKS, STAFFORDSHIRE, ST9 0BN

## 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 The development hereby permitted shall not be brought into use until the visibility splays shown on plan ref. no 2010-1714-37 have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

2 No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
i) a site compound with associated temporary buildings:
ii) the parking of vehicles of site operatives and visitors;
iii) loading and unloading of plant and materials;
iv) storage of plant and materials used in constructing the development;
v) wheel wash facilities.

3 No works on the highway shall be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority

- construction detail of bellmouth

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

4 The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site access made redundant as a consequence of the development, to footway with full height kerb, which shall include the access crossing between the site and carriageway edge have been first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.

5 Before the proposed development is brought into use, the length of wall demolished as part of the superceeded previous approved road junction location shall be reconstructed.

REASONS

ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

4 To avoid a proliferation of redndant access crossings.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The conditions involving highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (nmu@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorkAgreements.aspx

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

The relocated retaining wall set back on the visibility splay will support the adjacent highway. Approval for this structure will be required from the Highway Authority under Highways Act 1980. The applicant is requested to contact SCC Structures Manager, Chris Plant on 01785276704 or chris.plant@staffordshire.gov.uk or Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire ST16 2DH. This must be carried out prior to commencement of works.

Construction works will require traffic management on the highway. This will require approval from SCC Network Management. Details are available at
http://www.staffordshire.gov.uk/transport/staffshighways/licences/Licences.aspx
The applicant is requested to contact Lisa Stewart Network Coordinator(North) on 01785276634 or lisak.stewart@staffordshire.gov.uk or Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire ST16 2DH. The developer should allow adequate time for processing of the application.

The existing dropped crossing to the site shall be reinstated to grass verge and footway in accordance with details to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact 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)

NOTES TO PLANNING OFFICER

The drawing refers to 'replacement dry stone wall'. However, this is a retaining wall, not simply a dry stone wall and will require input from a structural engineer.

Site visit 08/08/2019

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