On Tuesday, 23 July 2019, 15:08:09 BST, Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>

wrote:

Paul,

I refer to our meeting on site of 11th July.

You have a planning condition on SMD/2018/0232 resulting from a proposal on your submitted drawing (00219_PL(0)01 C) to provide a visibility improvement at your access by dismantling the existing wall and reconstructing the wall set back on the visibility splay using the stone from the original wall leaving a reduced height wall on the original line. You advised that while dismantling the wall it became clear that the concrete backing and mortar joints were stronger than the stonework itself and that the stone was breaking. You then contacted me to discuss the splay.

We did discuss that the splay was proposed on your drawings and that it would be possible to complete the works as conditioned by use of appropriate specialist plant. I was on Prince George Street including at the site for approximately 45mins both during our meeting and for a short while beforehand. In this snapshot of time, very few vehicles passed and all at low speed.

While the visibility improvement would clearly be desirable, it is also clear that the extent of work required is not necessary to make the access safe and reasonable for all users. Removal of the condition would not have a severe effect on the highway or render this existing access unsafe.

An application to vary the condition will be required. The wall as cut back will need to be made good. The conservation officer may have a view on this. While discussing this in SMDC offices, the question of discharge of pre commencement conditions was raised. If you do have any pre commencement conditions, it would be good to discuss these with your architect at the same time.

I trust this is of use.

Regards,

Dave

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