Form X (ii)

Staffordshire County Council

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: GLYSIUM HEALTHCARE
C/O MR SCOTT WILKINSON - SH WILKINSON AR
6 DALE LEE
WESTHOUGHTON
BOLTON
BL53YE

Application Type: FULL
Application No: SMD2019/0599
Date Received: 09-OCT-2019
Road No: C0151

Officer: David Plant
Date: 04-NOV-2019

Particulars of Development:
PROPOSED FORMATION OF 28 PARKING SPACES ON TIERED LANDSCAPING WITH MAINTENANCE CABIN AND IMPROVED SITE ACCESS, INTRODUCING IN AND OUT ROUTES.

Location of Development:
THE WOODHOUSE NURSING HOME, LOCKWOOD ROAD, CHEADLE, STOKE-ON-TRENT, 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 te proposed development is brought into use, details shall be first submitted to and approved in writing by the Local Planning Authority indicating means to prevent the proposed access being used by vehicles exiting the site. The means to prevent exit shall thereafter be provided and retained for the life of the development.

2 Before the proposed development is brought into use, details shall be first submitted to and approved in writing by the Local Planning Authority indicating route of internal vehicle circulation and method of operation of the proposed access gate, which shall therafter be retained for the life of the development.

3 The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor located immediately to the rear of the highway boundary at the proposed vehicle entry, connected to a surface water outfall, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

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

NOTES TO PLANNING OFFICER

The proposed vehicle accessdenoted 'vehicles in' is an existing access but does not appear to be regularly used. It is acceptable for use as an access as 'in only' but visibility is restricted to the east. Ideally this should be used only as an access, not as an exit.

As it is proposed to be resurfaced, which will likely improve surface water riun off, a drainage interceptor would be appropriate.

Gates are shown at the end of the access. It would be undesirable having a vehicle reversing away from these. hence details of their operation are requested.

Site visit 11/10/2019

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