

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

Applicant: MR M BANJO
C/O AGENT

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0113

Date: 26-APR-2021

Date Received: 06-APR-2021

Road No: PRIVATE

Particulars of Development:
ERECTION OF 12NO. BUNGALOWS

Location of Development:
LAND AT BRIDGE END MACCLESFIELD ROAD
LEEK

Conditional

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 details of the surface water drainage interceptor, connected to a surface water outfall, to direct surface water away from the existing dwellings in Bridge End and prevent surface water flowing onto the highway, 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.
- 2 The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
- 3 The development hereby permitted shall not be brought into use until the access road from A523 to the site has been resurfaced/reconstructed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access road shall thereafter be reconstructed in accordance with the approved details.
- 4 No development shall take place, including any demolition works, until a Construction Vehicle Management Plan (CVMP) 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 include:
 - Suitability of access route for largest anticipated vehicles.
 - Arrangements for the parking of site operatives.
 - Loading and unloading of plant and materials.
 - Storage of plant and materials used in constructing the development
 - Construction & delivery hours
 - wheel wash and means to prevent mud being deposited on the highway;
 - arrangements for mechanical road sweeper in the event mud is deposited on the highway
- 5 Prior to commencement of site operations wheel cleaning/ washing facilities shall be provided within the site in accordance with details to be first submitted to and approved in writing by the local planning authority. The approved facility shall be utilised by all vehicles leaving the site.

REASONS

ALL

To comply with NPPF Paragraph 108; to comply with SMDC Local plan Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This consent will require approval under Section 7 of the Staffordshire Act 1983 and as it is to remain private, will require exemption under Section 219 of the Highways Act 1980. Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

As the road is to remain private, a maintenance management company will be required for maintenance of the road.

NOTES TO PLANNING OFFICER

Bridge End is a private/unadopted road. The applicant should satisfy themselves that they have the appropriate rights and permissions to carry out works to Bridge End; that they have appropriate right of access; that they have rights and permissions to use Bridge End for construction vehicles.

SMD/2013/1099 was allowed on appeal. The inspector included a condition to reconstruct the access road between A523 and the site boundary.

As it is a private road, the reconstruction should be agreed with fronting owners. Details should be included in section 7 technical approval submission.

The easternmost vehicle in front of the garage to plot 6 is indicated in a position in which it would difficult to manoeuvre into or out of. However, adequate parking is provided within the curtilage of plot 6 for three vehicles.

As the access is to remain private, proposals for refuse collection should be established at an early stage. Will refuse collection contractor access a private development? If not, where will refuse be collected from?

Access width is not stated but scales as between 4.8m and 5m wide. This is adequate for two cars to pass or a car and a HCV to pass with care.

Site visited 14/04/2021

**Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority**