

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

Applicant: HIGHFIELD STUD PROPERTIES LTD
ABBEE GREEN ROAD
LEEK
ST138SA

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0442

Date: 20-AUG-2021

Date Received: 19-AUG-2021

Road No: D1153

Particulars of Development:

ERECTION OF TWO WAREHOUSE UNITS

Location of Development:

DALECRETE BROOKLANDS WAY
LEEKBROOK
LEEK

Acceptance

Recommendations: There are no objections on Highway grounds to this proposal.

1. A site visit was carried out on 23/07/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Brooklands Way within 50 metres of the property accesses for the previous five years.
3. Background;
The site is located on Brooklands Way (Road No. D1153) an unclassified road with a speed limit of 30 mph and street lighting. Brooklands Way is the main spine road through Basford Lane Industrial Estate. There are no parking restrictions along the entire length of Brooklands Way.
4. Description of Proposal;
Construction of two warehouse units.
5. Comment;
The proposal is for the construction of two warehouse units on the site of a redundant concrete plant at Brooklands Way. The proposed units (Class B8 - Storage or distribution) will have a total of 1530sq metres of floor space and will provide additional storage capacity for existing businesses on the wider industrial estate. Submitted Drg No. 2020-2479-06 Rev.E details HCV access via the existing accesses which are considered sufficient to accommodate vehicle movements of this type. Staff parking has not been identified however car parking facilities under the control of the applicant are available throughout the other sites within the industrial estate.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0442).

Note to Planning Officer;
Response based on email communication with Agent - dated Thu 19/08/2021. Confirmation of parking to be provided for operatives within existing car parks.

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