

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

**Applicant:** ELYSIUM HEALTHCARE LTD  
IMPERIAL PLACE  
BOREHAMWOOD  
HERTFORDSHIRE  
WD61JN

**Application Type:** FULL

**Officer:** Tracey Lunn

**Application No:** SMD2021/0420

**Date:** 28-OCT-2021

**Date Received:** 14-OCT-2021

**Road No:** C0151

**Particulars of Development:**

PROPOSED ADDITIONAL CAR PARKING AREA, ASSOCIATED LANDSCAPING AND EXTERNAL LIGHTING.

\*\*\* REVISED CONSULTATION RECEIVED 14/09/2021\*\*\*

\*\*\*REVISED DOCUMENTS RECEIVED 14/10/2021\*\*\*

**Location of Development:**

THE WOODHOUSE HOSPITAL LOCKWOOD ROAD  
CHEADLE

**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. Site Visit Carried Out on 23/07/2021

2. Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Lockwood Road within 215 metres either side of the private drives for the previous five years.

3. Background;

The property is located via a private drive off Lockwood Road, a C classified road (Road No. C0151) with a speed limit of 60 mph.

Previous application:

SMD/2019/0599 – Proposed formation of 28 parking spaces on tiered landscaping with maintenance cabin and improved site access, introducing in and out routes – Conditioned by the Highway Authority.

4. Description of Proposal;

Proposed additional car parking area, associated landscaping, and external lighting.

5. Comment;

The proposal is to construct an additional car park that will abut the existing car park. There are currently 69 spaces spread across the site, the proposal seeks to formalise parking and accommodate the 100 vehicles to the hospital per day. 41 bays were originally proposed for the additional car park; however, as detailed in the submitted plan titled Drawing Number/Title 102 Proposed Site Plan, this proposal has been amended and will have 32 bays.

The principal of parking has already been accepted (SMD/2019/0599). The location of the car park has changed from that proposed in (SMD/2019/0599). Access to the new car park is via the private drive and not directly off Lockwood Road as previously proposed. The internal roads serving the site are private and not public highway.

It is considered the proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD/2021/0420) subject to the following conditioned.

Before the development hereby approved is commenced a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall:

- i) Specify the delivery days/times;
- ii) Specify the types of vehicles;
- iii) The management and routing of construction traffic;

#### REASONS

To comply with NPPF; in the interests of highway safety.

#### NOTES TO PLANNING OFFICER

Response to consultation regarding revised information received on 14/10/2021.

Certificate of Ownership and 001 Site Location Plan Rev E showing site boundary extended.

It is noted the applicant has taken legal steps to try and demonstrate land ownership (Certificate of Ownership (Certificate D)).

The applicant has now submitted further information (001 Site Location Plan Rev E) that includes Cherry Lane (private road) within the red outline boundary plan connecting to the adopted highway.

It is considered the proposal is unlikely to have an impact on the adopted highway.

The condition above is requested to understand how and when construction deliveries will be conducted to minimise any potential impact on the public highway during the construction of the car park.

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