

APPENDIX B

Hello Teresa

Thank you for your email below regarding Planning Application SMD/2021/0442.

Please find attached my formal response to SMDC with regards to this application. As you will note I have not placed Condition 3. It would appear that the Planning Officer at SMDC has placed this Condition.

I note as per the submitted Application Form the intended use Class B8 - Storage and Distribution, according to SMDC Parking Standards for Class B8 the following would be required:

Warehouse B @ 457m² floor space = 5.7 spaces
Warehouse A @ 1073m² floor space = 13.4 spaces

I have attached a copy of the SMDC Adopted Local Plan (adopted September 2020), I trust this information is helpful.

Kind regards.



Tracey Lunn | Technician
Sustainable Development Team - Highways and Built County
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Tipping Street, Stafford ST16 2DH
Mobile: **07870163847**
Email: Tracey.lunn@staffordshire.gov.uk
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From: Planning <Planning@sammonsltd.co.uk>
Sent: 03 November 2021 13:40
To: Lunn, Tracey (E,I&S) <tracey.lunn@staffordshire.gov.uk>
Subject: FW: SMD/2021/0442 - Query

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Hi Tracey, you may recall dealing with the above application which was for 2 warehouse units on the Brookhouse Industrial Estate at Leekbrook. A planning condition was attached which stated:

3.The buildings hereby approved shall be used solely for storage purposes ancillary to businesses occupying premises elsewhere within the Basford Lane Industrial Estate, Leekbrook. Reason:- Due to the lack of identified staff parking and in the interests of highway safety.

I fully acknowledge that this was on the basis of no on site car parking being provided. Whilst it is the intention for the units to be let to the neighbouring Cottage Delight business they are reluctant to sign a lease with the condition attached. Can you please tell me how many on site spaces would need to be provided for each unit in order for them to be considered acceptable as stand alone warehousing units?

If you could come back to me at your earliest convenience it would be appreciated.

Kind Regards

Teresa Critchlow BA(Hons), MPlan

For and on Behalf of Sammons Architectural Ltd.

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From: Johnston, Christopher <Christopher.Johnston@StaffsMoorlands.gov.uk>

Sent: 19 August 2021 11:28

To: Planning <Planning@sammonsltd.co.uk>

Subject: FW: SMD/2021/0442 - Query

Hi Teresa

Are you able to answer the questions below from the local highways authority?

We are due a decision on 27th August. I have no problems with the proposal in principle

Thanks

Chris

From: Lunn, Tracey (E,I&S) <tracey.lunn@staffordshire.gov.uk>

Sent: 30 July 2021 15:48

To: Johnston, Christopher <Christopher.Johnston@StaffsMoorlands.gov.uk>

Subject: SMD/2021/0442 - Query

Dear Chris

I hope you are well.

SMD/2021/0442 – Dalecrete, Brooklands Way, Leekbrook, Leek - Erection of two warehouse units.

With regards to the application which is mainly acceptable. I do note that the D and A states that "Given that the units would be used for storage purposes ancillary to existing units on the industrial estate it is not considered that there would be any increased demand for parking provision". I wonder could I possibly get confirmation of the amount of operatives are expected to work out of the two warehouse units (forklift truck drivers etc) and where they would park. It would appear there no staff parking has been shown on the submitted plans.

If I could get confirmation of this I can return my comments back to you that same day.

Many thanks.

Kind regards.



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