**To:**
**Subject:** Re: (109218) Documents Ordered From Web Site - Rear of Premier Garage, Broad St, Leek
**Date:** Tue, 9 Nov 2021 9:54
**Attachments:**

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Many thanks David,

I will now proceed with the drawing to have the access details approved under planning.

Regards,
Robert.

***Robert L McGuinness MRICS***
**Chartered Surveyor - RLM Associates**

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**Please note that this office will be closed from 20th November to 6th December due to holiday leave - it will be necessary for us to avoid any close contact with clients, etc. for two weeks prior to this, therefore no internal visits will be possible, however external site visits may still take place by arrangement. Please accept our apologies for any inconvenience this may cause but the safety of ourselves and of our clients is paramount to us at this time.**

-----Original Message-----
From: Plant, David (E,I&S)
To: Robert McGuinness
Sent: Tue, 9 Nov 2021 9:48
Subject: FW: (109218) Documents Ordered From Web Site - Rear of Premier Garage, Broad St, Leek

Hello Robert,

Thanks for meeting on site and apologies for delay in writing it up.

I understand there are currently 53 existing garages on the site.

Visibility at the access onto Broad Street is good in both directions and can be accommodated within highway.

Radius at the access onto Broad Street will be dependent on the type and size of vehicle likely to need to use it. In practice, provision of the radius will be a matter of removing boundary treatments on both sides, and resurfacing. We discussed a 6m radius and turning area within the site. If refuse vehicles are to enter the site, a

turning area should be provided. Swept paths to demonstrate this will be required as response to SMD/2018/0528
As the site will remain private, you should establish whether or not the refuse contractor will access the site.
A marked out collection day bin store may be more appropriate and practical?

As proposed the access should be widened to 5.5m for 10m rear of the carriageway. Beyond this, the existing width of access will be acceptable. The floodlight will need to be relocated or removed and the dropped crossing extended. Amendment to the S184 will be required. See Vehicle access crossing (dropped kerb) - Staffordshire County Council for details.

I would not expect the track to be widened to provide a separate pedestrian route for a development of 6 dwellings. The only existing access to the site for vehicles and pedestrians appears to be the access to Broad Street. There will be no change in the pedestrian access and a potential theoretical reduction over the current permitted use (though increase in practice).
Nonetheless, it would be appropriate to reconstruct the access and provide a white line to delineate pedestrian route.

As the site is elevated above Broad Street, drainage interceptor will be required to prevent surface water flowing down the access track onto the highway.

Due to the location of the site construction management should be considered at an early stage. Demolition works, details of site compound, types of vehicles, provision for parking of vehicles for site operatives and visitors, loading and unloading of plant and materials, storage of plant and materials, means to prevent mud etc being deposited on the highway. How will larger vehicles and deliveries be handled?

I trust this is of use and accurately summarises and extends our discussion. If you wish to discuss, please contact me.

Regards,

Dave

Staffordshire County Council

**D R Plant** **IEng FIHE** | Project Engineer
Sustainable Development Team - Highways and Built County
Third Floor, Staffordshire Place 1
Tipping Street, Stafford ST16 2DH

**www.staffordshire.gov.uk**

**From:** orderprocess@staffordshire.gov.uk <orderprocess@staffordshire.gov.uk>
**Sent:** 20 August 2021 14:16
**To:** Highways Pre-App <highwayspreapp@staffordshire.gov.uk>
**Subject:** (109218) Documents Ordered From Web Site - Rear of Premier Garage, Broad St, Leek

Staffordshire Online Form Ordering System

# On-line Order Request

Order Ref: **OLF-107702-1926**

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Line Ref: **DHV-187610**

# Developer Advice Form - Pre-application Highways

## Information Requested

Category Requested: **Category B (£384.00)**

### Advice Sought
As above

## Property Details

Address:

**Lock up Garages rear of Premier Garage**
**Broad Street**
**Leek**
**Staffordshire**
**ST13 5NS**

District or Borough: **Staffordshire Moorlands**

### Description of Proposal
Request design details of proposed access requirements in connection with Outline Planning approval SMD/2018/0528 dated 27-06-2019.

## Company and Contact Details

Contact Name: **Robert McGuinness**
Job Title: **Principal**
Email Address: robertmcguinness@aol.com
Phone Number: **07980864380**
Preferred Method: **Email**

Company Name: **RLM Associates**

Address:

**11 Ashdale Road**
**The Mount**
**Leek**
**Staffs**
**ST13 6QZ**

PDF FileDraft Access Proposa.pdf

PDF FileHighways Comments.pdf

PDF FileSigned decision noti.pdf

PDF Filesite location plan.pdf

PDF Filesite plan section pr.pdf

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Processing:
Processing Option - Not Applicable - (£0.00)

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# Contact Details

Contact Name: **Mr Robert McGuinness**

Contact Email: robertmcguinness@aol.com

Contact Telephone: **07980864380**

Contact Address:

**11 Ashdale Road**
**The Mount**
**Leek**
**Staffs**
**ST13 6QZ**