



Staffordshire County Council

Town and Country Planning Act, 1990

Development Management Procedure Order 2015

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

Application Type: FULL

Applicant: C&S Energy Limited, Surface Planning
CELLARHEAD SUBSTATION,
LAND ADJACENT TO ROWNALL ROAD,
WETLEY ROCKS

Officer: David Plant

Our Reference: SMD20210695

District Reference: SMD/2021/0695

Date Received: 04-Nov-2021

Date Responded: 19-Nov-2021

Particulars of Development:

Erection of a Flexible Energy Facility

Location of Development:

CELLARHEAD SUBSTATION, LAND ADJACENT TO ROWNALL ROAD, WETLEY ROCKS

Recommendation Summary: Refusal

Site Visit Conducted on: 10-Nov-2021

Insufficient Information.

IMPORTANT INFORMATION TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

Detailed drawing of access;

swept paths of largest vehicles likely to require access, on approach roads and at access;

Duration of construction works;

Intensity of construction works – vehicles per day....;

Types and sizes of delivery vehicles;

Numbers of delivery vehicles;

Approach routes for deliveries;

Consideration of the effect of large delivery vehicles on relatively narrow lanes and proposals to safeguard or repair damage to carriageway, edge and verge;

Proposals for access – widening, hard surfacing, visibility splay;

Details of visits required for ongoing operations and maintenance;

consideration of alternative access routes;

are included in the application.

NOTES TO PLANNING OFFICER

Highways response to SMD/2021/0352 was very similar to this. None of the points raised seem to have been considered.

Submitted Planning Statement includes section entitled Transport Statement. However, this does not consider the transport impact of the proposal.

Proposed access is directly into a field. No details of the sizes or numbers of delivery vehicles are included in the application. Planning statement refers to geogrid or similar. Will this be adequate to accommodate multiple HCV movements without damage to the highway or without bringing mud onto the highway? Field access may be acceptable for use by an occasional tractor, but how will geogrid hold up to multiple HCV movements.

No alterations are proposed to the existing access. Swept paths should be provided on a detailed drawing of the access to demonstrate this.

Construction phase is expected to last approximately 12 months. How approximate? There is no substantiation as to how the planning statement can conclude that the impacts of the construction phase will be relatively low (para 6.39). Developer must know the details requested above.

Can access be gained through the existing Cellarhead substation. This would be a preferable route. This would reduce the length of narrow lanes and tighter corners needed to be negotiated by delivery vehicles – and potential damage to the highway. Location plan doesn't show much context, but mapping shows substation to be close to the site and similar distance through the separating field as from the currently proposed access. What other land holdings does the landowner have that could ease access to the site?