

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

Applicant: THE CASEY GROUP LTD
MR RYAN MACINDOE
RYDINGS ROAD
ROCHDALE
OL129PS

Application Type: VARIATION OF CONDITION

Officer: David Plant

Application No: SMD2021/0537

Date: 26-NOV-2021

Date Received: 14-SEP-2021

Road No: D1290

Particulars of Development:

VARIATION OF CONDITIONS 4 & 13 AND REMOVAL OF CONDITIONS 10 & 19 OF PLANNING PERMISSION
SMD/2014/0750

Location of Development:

LAND AT BARNFIELDS INDUSTRIAL ESTATE SUNNYHILLS ROAD
LEEK

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

- 1 The land shown hatched gray on drawing CBO-0158-004C Proposed Primary Access Arrangements shall be safeguarded for the potential future construction of link road and widening of Sunnyhills Road.
- 2 The development hereby permitted shall not be brought into use until visibility splays of 2.4mx90m, or otherwise approved, at each access have been provided in accordance with drawing 3454-F01 C. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
- 3 The development hereby permitted shall not be commenced until an off-site traffic management scheme comprising of provision of Traffic regulation Order to provide parking restrictions around the vicinity of the proposed access off Sunnyhills Road has been submitted to and approved in writing by the Local Planning Authority. The approved traffic management scheme shall thereafter be implemented, if approved, prior to first use of the development.
- 4 The development hereby permitted shall not be brought into use until the existing site accesses, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted have been permanently closed and the access crossings reinstated as verge and/or footway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

REASONS

- ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.
- 1 To safeguard land for potential future link road
 - 3 To ensure the proposed development can be adequately accommodated on the existing network.
 - 4 To avoid a proliferation of redundant and overlong accesses.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The proposed parking restriction requires a Traffic Regulation Order to provide safe access/off-site mitigating works. The Order can be made on behalf of the developer by Staffordshire County Council at the developers expense. This can be secured by way of a legal Agreement under Highway Works Agreement with Staffordshire County Council.

The highway works (Bellmouth; TRO; closure of redundant accesses) shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales. <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

NOTES TO PLANNING OFFICER

Application is to relocate the proposed access point on previously approved development. Adequate visibility can be provided. Revised location moves access away from one of the accesses to the industrial operation opposite, which is positive.

Access can be protected by TRO as recommended above, subject to consultation.

Land is to be safeguarded to allow provision of link road. Previously submitted drawing CBO-0158-004C is referred to in condition above. It is noted that drawing UG_1145_LAN_GA_DRW_01 P04 shows an area of land now hatched partly green and partly grey. It is not clear that this hatched area is identical to that previously safeguarded, hence reference to previous drawing. Also, drawing UG_1145_LAN_GA_DRW_01 P04 does not show the kerbline to Sunnyhills Road.

Response issued on the understanding that all previous conditions and obligations on SMD/2021/0750 remain applicable.

Conditions above are included where they may be affected by relocation of the access point.

Site visited 22/09/2021 and 24/11/2021

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