



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,
 CELLARHEAD SUBSTATION,
 LAND ADJACENT TO ROWNALL ROAD,
 WETLEY ROCKS

Officer: David Plant

Our Reference: SMD20210695V1

District Reference: SMD/2021/0695

Date Received: 24-Jan-2022

Date Responded: 04-Feb-2022

Particulars of Development:

Erection of a Flexible Energy Facility

REVISED DOCUMENTATION RECEIVED 24/01/2022

Location of Development:

CELLARHEAD SUBSTATION, LAND ADJACENT TO ROWNALL ROAD, WETLEY ROCKS

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Feb-2022

CONDITIONS

1. On commencement of works, the access shall be upgraded and improved in accordance with drawing VN212155-D100, including drainage interceptor and outfall. Improved access shall be retained for the duration of the works and returned to standard field access on completion of works.

2. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) a site compound with associated temporary buildings;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel wash facilities;
- vi) mechanical road sweeper for existing carriageway;

REASONS

ALL To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

2. To ensure the development can be constructed without undue inconvenience to road users and ensure the highway is kept clean and clear.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The widened access crossing to the site from the highway shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

This revised response is based on revised details and additional information received 24/01/2022.

The Access Strategy and Construction Traffic Management Plan does address questions raised in initial Highway response. Access route has been considered and sizes and numbers of vehicles clarified.

Access is proposed to be improved and surfaced for 15m rear of the carriageway edge.

It is not clear if the access will be returned to its original state or remain widened and surfaced. Paragraph 5 refers to '.....then will become a field access point for only very occasional maintenance vehicle access.'

Condition above is based on the access being returned to its original state.

Paragraph 15 refers to wheel washing. Any water from the hose/spray must be prevented from flowing onto the highway. Should mud be deposited on the highway it will need to be quickly removed, by mechanical road sweeper if necessary. It is acknowledged the site will be unlikely to require a permanent road sweeper but one should be available on call if required.

A drawing appended to the CTMP showing site compound etc will address CEMP condition recommended above.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority