



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

Applicant:
Mrs Rachel Bolger
Countryside Properties UK & Homes England,
RAILWAY DRIVE,
WOLVERHAMPTON
WV1 1LH

Application Type: FULL

Officer: David Plant

Our Reference: SMD20210694

District Reference: SMD/2021/0694

Date Received: 11-Mar-2022

Date Responded: 28-Mar-2022

Particulars of Development:

Development of 75 new dwellings, new access, provision of green infrastructure and all associated works

Location of Development:

LAND AT, Ash Bank Road

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Feb-2022

CONDITIONS:

1. The development hereby permitted shall not be brought into use until details of the maximum achievable visibility splays at each access onto A52 Ash Bank Road have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

2. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan SKM-189-PL-01 AA. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

3. The development hereby permitted shall not be brought into use until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority:

- pedestrian phase in traffic signals at Washerwall Lane/Salters Lane/A52 Ash Bank Road traffic signal controlled junction including hardware, paths and dropped crossings;
- pedestrian facilities comprising dropped crossings between the development sites and Johnstone Road side of development;
- MOVA validation at Washerwall Lane/Salters Lane/A52 Ash Bank and A520 Leek Road/A52 Cellarhead Road/Kingsley Road traffic signal controlled junctions and any modifications to ensure sites are running as efficiently as possible;
- re surface area of land between footway/cycleway and A52 footway between no 386 Ash Bank Road and plot 38

- relocate bus shelter to rear of footway and replace with cantilever type and any necessary alterations to the bus stop/layby;

The off-site highway works shall thereafter be constructed in accordance with the approved details, subject to technical approval, prior to the development being first brought into use.

4. No individual plot on the development hereby permitted shall be brought into use until the access to that individual plot has been completed.

5. The development hereby permitted shall not be brought into use until the access drives to individual plots, rear of the public highway have been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary.

6. Any driveway falling towards the public highway shall be constructed with a drainage interceptor with outfall sited immediately to the rear of the highway boundary.

6. The development hereby permitted shall not be brought into use until details of the reinstatement of that part of the existing site access between number 386, Ash Bank Road and plot 38, not required for cycle access, with full height kerb, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. That part of the existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.

7. The submitted and hereby approved Travel Plan shall be implemented in accordance with the timetable set out in the plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date planning consent to the Local Planning Authority for approval for a period of 5 years from first occupation of the development permitted by this consent.

REASONS

ALL To comply with NPPF Paragraph 109; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

1. To demonstrate maximum practical achievable visibility splays rather than minimum required.

3. To encourage and facilitate alternative modes of transport; to provide facilities for pedestrian safety; to ensure trips generated by the development can be accommodated on the existing network by ensuring the traffic signal controlled junctions are operating as efficiently as possible with the additional trips generated by the development; to safeguard visibility at the access to plots 1 - 3 while maintaining facilities for waiting bus passengers.

6. to avoid a proliferation of overlong and redundant access crossings.

7. To encourage alternative modes of transport.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The works required for the proposed internal road network which are to be proposed for highway adoption require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please see

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

The conditions requiring highway works (accesses; MOVA validation and any alterations; pedestrian phase and pedestrian access works at Salters lane/Washerwall Lane/Ash Bank Rd traffic signals; pedestrian dropped crossing facilities; reinstatement of part redundant access crossing; re surface area of land between footway/cycleway and A52 footway between no 386 Ash Bank Road and plot 38; relocation/replacement of bus shelter; any alterations to bus stop/layby) 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

Condition can be discharged on confirmation of commencement of works agreement application and of discussions with Dynniq

SCC Traffic Signals Maintenance Contractor is Dynniq. Any works to the traffic signals must be done with knowledge and express approval of Dynniq. Please contact Dynniq direct at pete.elwell@dynniq.co.uk or steve.alston@dynniq.co.uk

This Form X is issued on the assumption that the developer enters into a Section 106 Agreement to secure Travel Plan Sum of £7000

NOTES TO PLANNING OFFICER

This response is based on extensive discussions with the applicant during the course of the application. The principle of carrying out Highway works listed in condition 3 have been agreed with the developer. This subject to detailed design.

Traffic signal works must be carried out with the express written approval of Dynniq, SCC traffic signals maintenance contractor.

Current records show that there are 1 personal injury collisions (PIC) on A52 Ash Bank Road within 120metres either side of the accesses in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

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