



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:
Anesco

Application Type: FULL

Officer: David Plant

Our Reference: SMD20220076

District Reference: SMD/2022/0076

Date Received: 10-Mar-2022

Date Responded: 19-Apr-2022

Particulars of Development:

Construction of a temporary 49.35MW battery storage facility, to include a compound, a DNO control room, a customer substation, security fencing, landscaping and other associated infrastructure.

Location of Development:

Land Off, Bemersley Road, Brown Edge, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 16-Mar-2022

CONDITIONS

1. The development access hereby permitted shall not be brought into use until the visibility splays shown on plan 2110063 01 A have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.
2. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 15m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
3. Any gates shall be located a minimum of 5m rear of the highway boundary and shall open inwards, away from the highway.
4. No development shall take place, until a Construction Traffic Management Plan 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;

5. The access to the development hereby permitted shall not be brought into use until details of the proposed access including precise location; width at channel and at 5m, 10m and 15m in; detail of interface with carriageway; construction detail have been submitted to and approved in writing by the Local Planning Authority.

Development shall thereafter be carried out in accordance with the approved details and be completed prior to use for construction.

REASONS

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

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The construction of the bellmouth access 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

Swept path drawings show access constructed as a kerbed bellmouth. This will require Highway Works Agreement with Staffordshire County Council. These drawings also show the 'Site Access' in a different colour, but it is not clear what this represents.

Kerbed bellmouth may be appropriate for the construction phase but may be greater than required for the operational phase. Developer should consider and confirm their requirements.

Transport Statement has been submitted which reasonably addresses transport and access issues.

Reference is made to a Construction Traffic Management Plan. This should be prepared and submitted.

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