



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:

Mr Jack Wright Brunel Road, Wakefield, WF2 0XG

Officer: Tracey Lunn

Our Reference: SMD20220422

District Reference: SMD/2022/0422

Date Received: 28-Jul-2022

Date Responded: 15-Aug-2022

Particulars of Development:

Installation of new shop frontage

Location of Development:

20,Derby Street,Leek,Staffordshire,ST13 5AB

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Aug-2022

Personal Injury Collisions;

Current records show that there are no personal injury collisions (PIC) on Derby Street within 50 metres either side of the property for the previous five years.

Background;

The building is on located on Derby Street,within Leek Town Centre. Derby Street (Road No. D1287) is an unclassified road which has a speed limit of 30mph. Derby Street is the main road running through Leek Town Centre serving a variety of commercial outlets. To the west of the property Derby Street is a pedestrian zone with no access for vehicles except for loading. Fronting the property Derby Street is subject to a restricted parking zone,parking is limited to a maximum stay of 45mins only within marked bays. A one-way system,travelling west to east is also in operation.

Description of Proposal;

Installation of new shop frontage.

Comment;

The proposal is to remove the existing timber shop front and replace with a new Grey RAL 7012 timber shop front,new glazing and to relocate the entrance doors. The existing rendered columns and brickwork is to remain however,new stone stall risers are to be installed to match the existing and some existing stone stall risers are to be removed where the new entrance doors are to be installed.

The installation and removal of the stone stall risers due to the proximity of these works to the adopted highway may require a Permit to Dig.

The proposal will not have a detrimental effect on the adopted highway. I have no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:- The development hereby permitted shall not be commenced until a Construction Method Statement with details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Arrangements for the parking of site operatives and visitors
- Location of materials storage areas
- Details of measures to provide pedestrian safety.

REASONS;

To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

Important Informative:

Works on or adjacent the adopted highway will require the relevant permit from our Network Management Unit. Dependent on the extent of the excavation required to install and remove the stone stall risers, a Permit to Dig may be required. Please contact Staffordshire County Council at Network Management Unit for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Note to Planning Officer

We do not normally recommend a Construction Management Condition for the proposed works however given the proximity of the works adjacent to the highway and within a heavily pedestrianised area it is considered necessary in order to avoid disruption to the highway network and to reduce the likelihood of highway danger. Traffic management may be required.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority