

RE: SMD/2022/0249 - Cheadle Road

Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>

Mon 13/02/2023 14:44

To: Jo Gregory <jo@urbanimprint.co.uk>; Haywood, Ben <Ben.Haywood@highpeak.gov.uk>

Cc: Hawe, Simon (E,I&S) <simon.hawe@staffordshire.gov.uk>

Hi Jo,

There is a previous approval on this site. Highways issued detailed response to initial consultation in August 2022. Revised details were received on 25th January.

To confirm our discussion, highway issues remaining are:

Visibility splays – consultants consider Design Manual for Road and Bridgeworks (DMRB) and max achievable to be a 'sensitivity test' and are still referring to inadequate splays measured to Manual for Streets. MfS is not appropriate for measured speeds of 37.3mph and 38.5mph. Viz splays must be measured to DMRB. As measured speeds are closer to 40mph, 24mx120m will be more appropriate than the 90m for 30mph. To the south, max achievable can be provided due to alignment of Tean Road. To the north, it may be necessary to cut back the hedge close to the access. This needs to be shown clearly on the drawings. Showing maximum achievable visibility splay for information only is not helpful. Reference to MfS viz and drawings referring to MfS viz need to be withdrawn to avoid any confusion.

Footways – footways are still shown on the access radii, which would assist with providing visibility, but apparently terminating at the radii. To the south, footway should be adjacent to the existing carriageway. To the north, footway should also be adjacent to the existing carriageway. The footway would need to be adopted. Constructing an adopted footway adjacent to a private access drive would be confusing in future.

The link through to Breach Lane will be acceptable within the site, however as far as the public right of way is affected SCC Rights of Way will need to be consulted.

Parking – Appendix A parking schedule states 4 bedroom dwellings will each have 3 parking spaces. Site plan doesn't reflect this. Plots 1, 37, 39 and 44 only appear to have 2 spaces.

Parking for plots 52 and 48 – what are the internal dimensions of the integral garage?

There are no drawings for the detached garages. To be counted towards parking provision, internal dimensions of 3m wide x 6m deep are required.

House type drawings will not open from the website.

There is a street lighting column, road name plate and telegraph pole very close to the access which may be affected by the access but which aren't apparent on the drawing.

Trust this is of use,

Regards,

Dave



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From: Jo Gregory <jo@urbanimprint.co.uk>

Sent: 10 February 2023 11:41

To: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>; Haywood, Ben
<Ben.Haywood@highpeak.gov.uk>; Steve Massey <Steve.Massey@highpeak.gov.uk>

Cc: Hawe, Simon (E,I&S) <simon.hawe@staffordshire.gov.uk>

Subject: Re: SMD/2022/0249 - Cheadle Road

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Thanks, David.

Any initial thoughts that you can send in advance would be appreciated if you think any additional work needs to be done or any queries raised. We'll be writing the committee report up next week so the sooner we know there may be something that needs to be addressed the better.

Many thanks

Jo

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