Form X (i)

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2022/0609

Officer: T. Lunn

Date Received: 24/01/2023

Date: 13/02/2023

Particulars of Development:. Proposed driveway and access alterations including new dropped kerb from highway

Location of Development: 101 Congleton Road Biddulph

Conditional

Site Visit – 10/02/2023

Personal Injury Collisions;
Current records show that there were no Personal Injury Collisions on Congleton Road within a 43m radius of the site in the previous five years.

Background;
The property is located on Congleton Road a C classification road (Road No. C0005). Congleton Road is subject to a 30mph speed limit, there are footways and a system of streetlights along the section fronting the property. Congleton Road is not subject to parking restrictions, parking on the highway was observed during the site visit.

Description of Proposal;
Proposed driveway and access alterations including new dropped kerb from highway.

Comments on Information Submitted;
The application is for the construction of a driveway and access crossing (dropped kerb) at 101 Congleton Road.

The proposed driveway falls towards the highway, causing surface water to discharge onto the highway. In order to prevent surface water discharging onto the highway it is intended to install an aco drain across the new driveway, rear of the footway as detailed in Drawing Number TH-01-01 Revision B. The outfall from the surface water drain should be directed to grassed areas or similar SUDS principles.

The new vehicle access is to be 4.78m wide narrowing down to 4.05m as detailed on Drawing Number TH-01-01 Revision B. A section of the boundary wall fronting the property is to be removed to make way for the proposed hardstanding, the remaining section of the wall is to be reduced in height by 300mm as detailed in Drawing Number TH-01-01 Revision B. The wall

should be a maximum height of 600mm so as not to obstruct driver's visibility of pedestrians and vehicles.

Currently there is a pedestrian gate to access the property. It is noted the existing gate posts are to be repositioned. However, it does not indicate if new gates are to be installed across the proposed driveway. If gates are to be installed, they should be set back a minimum of 5m rear of the footway and shall open away from the highway, hence condition below.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0609) subject to the following conditions:

The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary has been provided in accordance with the approved Drawing Number TH-01-01 Revision B.

Notwithstanding any details shown on the approved plans no development shall be brought into use until revised details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- maximum height of wall on frontage of 600mm;

The wall shall thereafter be constructed in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime of the development.

Any gates shall be located a minimum of 5m rear of the footway and shall open away from the highway.

REASONS
To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE
The access crossing works require a Section 184 Notice of Approval from Staffordshire County Council. The link below provides an overview of the permissions and licences and a further link to Dropped kerbs (Vehicle access crossings) where you can apply online.
https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx .
Please email trafficandnetwork@staffordshire.gov.uk for further details.

Note to Planning Officer:
A section of the existing wall will be removed to access the parking area a permit to dig will be required when working on or adjacent to the adopted highway.

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