



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:
 Cheadle Business Park Ltd

Officer: David Plant

Our Reference: SMD20230096

District Reference: SMD/2023/0096

Date Received: 06-Apr-2023

Date Responded: 16-May-2023

Particulars of Development:

Erection of 15 commercial units with means of access and associated hard and soft landscaping works

Location of Development:

Land at, Brookhouse Way, Cheadle, Staffordshire, ST10 1SR

Recommendation Summary: Conditional

Site Visit Conducted on: 19-Apr-2023

CONDITIONS

- 1 The development hereby permitted shall not be brought into use until the visibility splays shown on drawing 2019-2458-11 E have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level in accordance with the approved plan and retained for the life of the development.
2. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.
3. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
4. No part of the development permitted by this consent shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that 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 of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.
- 5 No development shall take place, until a Construction Method Statement 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) road sweeper;

6 No mud or other materials shall be deposited on the highway during construction. Any that is shall be immediately removed using mechanical means.

7. Works on the access to the proposed development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority

- Layout and construction details of the proposed bellmouth access of the proposed industrial units generally in accordance with submitted drawing 2019-2458-11 E but subject to technical approval;
- pedestrian dropped crossings of the bellmouth;
- pedestrian dropped crossings of Brookhouse Way;

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

ALL To comply with NPPF paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety

4. To comply with NPPF paragraph 110, 111, 112; to comply with SMDC Local Plan Policy T1 and T2; to encourage alternative forms of transport.

5, 6 To safeguard the existing highway network during construction

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This Form X is issued on the assumption that the developer enters into a Section 106 Agreement or UU to secure Travel Plan Sum of £10000

The construction of the bellmouth and conditions requiring highway works 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 only be discharged on proof of commencement of works agreement application

NOTES TO PLANNING OFFICER

Application is for a commercial use development.

Principle of commercial development on this site was established under SMD/2014/0655, where 1350sqm of commercial use was approved.

Current application is for 3420sqm. Transport Statement has been submitted but detailed assessment of Brookhouse Way/The Green junction has been carried out as part of that. This demonstrates that the proposal will not have severe effect on the operation of the junction.

While a Transport Assessment has not been provided, the size of the development would pass threshold under the former Guidance on Transport Assessment for provision of a Travel Plan. This is appropriate and should be provided to encourage alternative forms of transport.

Current records show that there were 2 personal injury collisions (PIC) on The Green within 50 metres either side of the Brookhouse Way junction 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.

There are no recorded accidents on Brookhouse Way within 50m of the proposed access point off Brookhouse Way in the previous five years.

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