Form X

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:

Application Type: FULL

Officer: Simon Hawe

Our Reference: SMD20230293

District Reference: SMD/2023/0293

Date Received: 21-Jun-2023

Date Responded: 29-Jun-2023

Particulars of Development:
Environmental Impact Assessment Screening Opinion Request in relation to applications SMD/2022/0275 and SMD/2022/0577

Location of Development:
Land At Blythe Park Sandon Road,Cresswell

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-Dec-2022

This site has been subject to various applications since the original granted outline consent ref; 2014 / 0576. I have commented on the various applications since that 2014 consent from a highway consultee perspective.

I have already commented on the planning application consultations reference 2022/0275 and 2022/0577.

Application 2022/0275 was a reserved matters application for the main manufacturing building. The transport assessment that was submitted in support of the original outline application following the agreement of the scoping dealt with the issues surrounding transport and what amelioration measures were required to ensure that the application had no unacceptable impacts on the highway network and did not require any additional information.

Application 2022/0577 was submitted outside of the original site scoped but the traffic element of this application would be within levels accepted in the 2014 application. As this proposal is mainly for visitor parking,from a highway perspective,associated with the manufacturing use then it will be incorporated into the traffic envelope of the main use on the adjacent building.

However,since the original 2014 outline application there has been application 2021/0829 pertaining to two junction arrangements approved under the original consent: the site access from Sandon Road and the junction of Creswell Lane with Uttoxeter Road. The original junction formats were proposed as roundabouts. These have now been changed to a ‘ghost right turn lane’ priority junction and a signalised junction respectively.

The proposals to amend these junctions in 2021 included relevant analysis of the proposed amended highway works. This information was acceptable to the local Highway Authority and the planning inspectorate following an appeal by the applicant.

In summary I am content that the recommendations on 2022/0275 and 2022/0577; approvals subject to conditions,from the local Highway Authority to date have been in line with the original supporting information and thus the original Environmental Statement.

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