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:
Tony Hughes 101 Congleton Road, Biddulph, Staffordshire, United Kingdom, ST8 6EF

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230283

District Reference: SMD/2023/0283

Date Received: 19-Jun-2023

Date Responded: 07-Jul-2023

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

Location of Development:
101 Congleton Road,Biddulph

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Feb-2023

Personal Injury Collisions;
Current records show that there were no Personal Injury Collisions on Congleton Road within 43m either side of the proposed access from 31st December 2015 until 31st December 2020.

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.

Previous Application;
SMD/2022/0609- Proposed driveway and access alterations including new dropped kerb from highway – Conditioned by the Highway Authority.

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 C. 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 C. A section of the boundary wall fronting the property is to be removed to permit vehicular access to the proposed hardstanding. The remaining wall will be reduced to a maximum height of 600mm so as not to obstruct driver's visibility of pedestrians and vehicles.

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Currently there is a pedestrian gate to access the property. It is noted the existing gate posts are to be repositioned,gates are not shown on the submitted plans. However,given the dimensions of the proposed hardstanding at 9.5m in length (maximum) rear of the highway it is considered the installation of gates at 5m rear of the highway would be impractical and therefore the hardstanding should remain ungated.

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/2023/0283) 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 C.

The development hereby permitted shall not be brought into use until the wall has been reduced in height to a maximum height of 600mm in accordance with the approved Drawing Number TH-01-01 Revision C and shall thereafter be retained as such for the lifetime of the development.
The vehicular access onto Congleton Road shall remain ungated.

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.

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