



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:
 Aldi Stores Ltd

Officer: David Plant

Our Reference: SMD20220244V1

District Reference: SMD/2022/0244

Date Received: 12-Feb-2024

Date Responded: 04-Mar-2024

Particulars of Development:

Demolition of existing buildings on site. Redevelopment to provide a foodstore (Class E) and associated access, car parking and landscaping works.

REVISED INFORMATION 12/02/2024

Location of Development:

INDUSTRIAL & AGRICULTURAL ENGINEERS, Brookhouse Way, Cheadle, ST10 1SR

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Jan-2024

1. Before the proposed development is brought into use, the revised bellmouth access off The Green shall be completed generally in accordance with but subject to Safety Audit and technical approval of, submitted drawing J21A15 P0003 G

2. Before the proposed development is brought into use details of highway works comprising pedestrian dropped crossing facilities, on both sides a each location, including tactile paving at:

- bellmouth access
- Brookhouse Way close to its junction with A521 The Green;
- Brookhouse Way close to its junction with Glebe Road;
- Glebe Road close to its junction with Brookhouse Way;
- A521 the Green close to the bellmouth access;

have been first submitted to and approved in writing by the Local Planning Authority. The pedestrian dropped crossing facilities shall thereafter be provided in accordance with, but subject to technical approval of, the approved drawings before the proposed development is brought into use.

3. Before the proposed development is brought into use details of highway works comprising Vehicle Activated or Speed Indicator Device signs have been first submitted to and approved in writing by the Local Planning Authority. The Vehicle Activated or Speed Indicator Device signs shall thereafter be provided in accordance with, but subject to technical approval of, the approved drawings before the proposed development is brought into use.

4. 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.

REASONS

1. To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety
2. To comply with NPPF Paragraph 111; to comply with SMDC Local Plan policy T1 and T2; in the interests of pedestrian safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The conditions requiring highway works (bellmouth access; footway and pedestrian link improvements; VAS/SID signs) 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 (highway.agreements@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

Commuted maintenance sum will likely be required for speed indicator devices/vehicle activated signs.

This response is issued on the understanding that the developer enters into a S106 Agreement to adhere to a Travel Plan and to pay the Travel Plan Sum of £10000 payable on commencement of works. The submitted Travel Plan requires amendments before it can be appended to the S106 Agreement. See below.

NOTES TO PLANNING OFFICER

Application is for an Aldi supermarket on the site of the former IAE plant.

Extensive discussions have been ongoing since March 2022

The A521 The Green, from which the site would be accessed, is a single carriageway two-way road which is subject to a 30mph speed restriction and is street lit. Fronting the site, A521 The Green currently has pedestrian footways present on both sides along the carriageway. However, these end shortly past the access where the highway narrows at the bridge. It is understood that discussions have taken place between Aldi, their consultants, local representatives and Severn Trent Water over provision of a footbridge over the river, but that these have proven unsuccessful.

The site is situated within walking and cycling distance of various neighbouring residential areas and settlements providing potential for employees and customers to travel to and from the site on foot or by cycle. The site is within a short walking distance of the nearest bus stop. Proposals to improve pedestrian facilities in the area by introduction of pedestrian dropped crossings (pram crossings) with tactile paving have been discussed and are recommended as a condition. Local representatives have raised the possibility of improvements to bus services to facilitate trips to Aldi. This would assist non driving residents of the north, east and south of Cheadle to access the store. Due to the nearby residential area and improvements to pedestrian infrastructure, bus service improvements are not pursued under this response. Aldi may want to continue discussions separately with local representatives.

During the application process, Vehicle Activated Signs/Speed Indicator Devices were requested by local representatives. Aldi consultants were generally agreeable to this proposal. Highways are

supportive of this request. Design check and technical approval and likely commuted maintenance sum will be required. Precise specification and locations to be determined during design process.

Application proposes 133 parking spaces including 6 disabled spaces and 6 parent and child spaces. SMDC parking standards require 107 parking spaces. Parking provision exceeds minimum requirements.

There is a separate existing access off Brookhouse Way. This is shown on plans as being for deliveries only.

Extended traffic counts were provided on 12th February 2024. These confirm that the proposed supermarket car park access will likely operate within theoretical capacity.

The application is also supported by an Interim Travel Plan. However, there will need to be a further Full Travel Plan submitted which will be supported by a S106 Agreement. Alterations are required to the Travel Plan to remove reference to 'Share-a-lift' and include smarter.travel@staffordshire.gov.uk as a contact for submitting monitoring reports, and for all communication.

Alterations should be completed and revised travel plan submitted such that the agreed Travel Plan can be appended to the S106 Agreement.

Current records show that there were no Personal Injury Collisions on The Green within 50m either side of the proposed access in the previous five years.

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