



**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:**  
 UK Renewable Energy Ltd

**Officer:** David Plant

**Our Reference:** SMD20240087

**District Reference:** SMD/2024/0087

**Date Received:** 29-Feb-2024

**Date Responded:** 18-Mar-2024

**Particulars of Development:**

Erect steel portal frame unit for dry wood store and associated machinery. Installation of 4 no. Biomass Boilers (2 no 210kw and 2no 295kw) arranged in pairs, linked to 2 no steel drying skips

**Location of Development:**

THE WOODYARD Off Draycott Cross Road, Brook Houses, Cheadle

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 13-Mar-2024

1. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 10m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details and maintained for the life of the development.

**REASONS**

To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

**NOTES TO PLANNING OFFICER**

Application is for biomass boilers and wood stores.

Site appears to be in current as a woodyard for manufacture of timber products. Proposal appears to be an development of the existing use.

Access will be the existing access off Draycott Cross Road. Visibility to the north meets standards.

Visibility to the south is restricted by the geometry of the road. At the time of my site visit, vegetation to the south had been cleared which improves visibility. This area of land is outside the red line, but this level of maintainance should be continued in the interests of safety of users of the access.

Access is single track with no formal passing bays. It is surfaced but broken up and mud covered at the junction. Access would benefit from resurfacing at its junction with Draycott Cross Road to prevent mud from being brought onto the carriageway.

Public Right of Way Cheadle 18 crosses the site. I note SCC Rights of Way have been consulted.

Current records show that there were no Personal Injury Collisions on Draycott Cross Road within 215m either side of the property access in the previous five years.

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