
From: Chris Johnston
Sent: 22 April 2024 14:32
To: Planning Comments (SMDC)
Subject: FW: SMD/2024/0068 - Query
Attachments: DUART SCHEMATIC SITE PLAN 3G.pdf; DUART SCHEMATIC HOUSE PROPOSALS 5.pdf; DUART SCHEMATIC HOUSE PROPOSALS 4.pdf

Highways comments

Subject: RE: SMD/2024/0068 - Query

Hi Chris,

Dave did the outline application, and I picked up SMD/2024/0068 whilst Dave was away to try and help him. Dave is away on leave this week.

I'm happy with the vis, parking including garages both meet with Parking Standards in size and sufficient in number for a 4-bedroom property, I'm also happy with the materials for the hardstanding (I've attached the plans that I am referring to). I noted and wanted to highlight that the drainage interceptor had not been included and to just note that the sign and pole were shown remaining in the verge on the plan. I note an email from Robert L McGuinness sent on the 06 May 2020 that "the road sign and electricity pole would clearly need to be relocated in positions to be agreed with the various parties.

I trust this is of help to you.

Regards.

Tracey



Tracey Lunn | Technician
Sustainable Development Team - Highways and Built County
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Tipping Street, Stafford ST16 2DH

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From: Chris Johnston <Christopher.Johnston@StaffsMoorlands.gov.uk>
Sent: Friday, April 19, 2024 11:35 AM
To: Lunn, Tracey (E,I&S) <tracey.lunn@staffordshire.gov.uk>
Subject: RE: SMD/2024/0068 - Query

Hi Tracey

There is detail of the garage sizes on the elevation and layout drawings on the above application, with internal dimensions shown and this appears to comply with the requirements.

The surfacing materials are shown on the site plan under the above application and appear to be permeable block paving described in the Hard Landscaping Section.

No drainage interceptor is shown but the outline conditions require this to be submitted for approval and so can be applied for under a separate Discharge of Condition application.

The telegraph pole and sign in the verge: Do you require these to be removed? Is this because of the outline condition requiring no obstructions over 900m height within the visibility splays?

Regards
Chris

Subject: RE: SMD/2024/0068 - Query

Hello Chris,

The visibility splay shown on the attached plan is considered acceptable. The size of the parking at 2.4m x 4.8m is sufficient. There is no detail of garage size, but the garages should be a minimum of 3m x 6m and are required to meet the PS for a 4-bedroom property.

The plan does not show the provision of a surface water drainage interceptor or the material/s to be used (access and parking/turning area). It is also noted that the sign and pole are shown remaining in the verge.

Regards

Tracey



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Hi Tracey

All the plans are in the above file online (link should be on the consultation letter) and on outline SMD 2020 0105.

Regards
Chris

Subject: FW: SMD/2024/0068 - Query
Importance: High

Hello Chris,

Please could you provide the plans necessary so I can respond to you.

Kind regards.

Tracey



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Afternoon Tracey

None of those conditions or informatives relate to Highways. There are no highways related conditions requiring further details.

However, I will need your comments on:

Whether or not the visibility plays shown are acceptable especially in relation to the proposed frontage hedge.
Size of parking inc garage spaces and turning areas

I will require your consultation response by the end of the week. If this is not possible then please let me know when you will respond

Thanks
Chris

Subject: SMD/2024/0068 - Query

Hello Chris,

I hope you are well.

I'm working on SMD/2024/0068 - DUART, Dilhorne Road, Cheadle - Application for Approval of Reserved Matters in relation to application SMD/2020/0105 Re: Outline permission with details of access and layout (all other matters reserved) for change of use of part field into two building plots with associated landscaping and planting.

I note on the attached application form the reserved matters requiring consent are 3,5,7,13 and note 2. These conditions do not appear to be highway related conditions. I wonder could you confirm if this is the case and there are no highway conditions requiring consent.

Thank you for your help.

Kind regards.

Tracey



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