



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:
 S & C Energy Limited
 155, Main Street,
 Grenoside,
 Sheffield, S35 8PN
Officer: David Plant

Our Reference: SMD20240055

District Reference: SMD/2024/0055

Date Received: 21-Feb-2024

Date Responded: 11-Mar-2024

Particulars of Development:

Erection of a Flexible Energy Facility, associated works, landscaping and habitat creation

Location of Development:

LAND SOUTH OF CELLARHEAD SUBSTATION AND WEST OF, Rownall Road, Wetley Rocks, Staffordshire

Recommendation Summary: Conditional

Site Visit Conducted on: 28-Feb-2024

1. No development shall take place, until a revised Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) a site compound with associated temporary buildings;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel wash facilities;
- vi) mechanical road sweeper for existing carriageway;
- vii) photographic survey of the Rownall Road/Access Track junction pre and post construction and proposals/commitment to rectify any damage.

REASONS

To comply with NPPF Paragraph 114; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to safeguard the highway from extra wear attributable to the construction works.

NOTES TO PLANNING OFFICER

Application is for a flexible energy facility adjacent to Cellarhead Sub station.

Access routes are defined in the Access Strategy and CTMP. This is the most obvious route and links to A52 by the shortest route.

Swept path included on drawing VN232860 TR100 do not show vehicles negotiating the junction of Rownall Road with the private access track. However, the alignment of the junction, access and egress routes from/to A52 and previous applications indicate that access for HCV's through this junction is possible.

Vehicles should enter and exit the private track by the southern leg of the junction. This is the most practical route and will not require any alteration to the existing highway.

Photographic survey of this junction is suggested pre and post construction to record the condition of the highway. 300 additional HGV movements are anticipated over the 6 month construction period. Photographic survey would demonstrate if the condition of the junction were to be worsened by construction works. Commitment to repair, should any repair be necessary, would also be appropriate.

The actual site is some distance from the highway. Measures listed in condition above should be able to be provided comfortably away from the highway. There is reference in the current CTMP to wheel wash which is appropriate but consideration of road sweepers in case mud etc is brought onto the highway would be beneficial.

300 additional vehicle movements over 6 months could not be considered severe.

Current records show that there were no Personal Injury Collisions on Rownall Road within 215m either side of the access, or of the emergency access in the previous five years.

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