
From: planningcomments@staffs Moorlands.gov.uk
Sent: 08 July 2024 19:02
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : DOC/2024/0056 Site Address: Land Adjacent Cellarhead Substation Rownall Road
Wetley Rocks Staffordshire Comments by: Ian PldmorePrivate freehold resident
From:

Submission: Objection
Comments:

My Comments in double Inverted commas below each Council obligatory condition quoted

3.No development shall take place until such time that full details of the following have been submitted to and approved in writing by the Local Planning Authority:-

- Acoustic fencing
- Hard surfacing
- Facing materials
- External lighting scheme endorsed by a suitably qualified acoustician and ecologist

The development shall be carried out strictly in accordance with the approved details

Reason:- To protect the character and appearance of the area, residential amenity, flood risk and biodiversity

¿This reasoning is absolutely correct and the condition absolutely essential having regard for the siting of this development being located merely 40 metres from the nearest residential homes and this condition is designed to minimise the already massive loss of residential amenity. The adequacy of acoustic fencing, the suitability of the site lightning system to ensure residential harmony is clearly essential. In the circumstances, it would now be highly dangerous to remove these critically important conditions which were long considered and over the passage of time, now must be considered permanent and of even greater significance!¿

10. No development including site clearance and levelling shall take place, until a 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;

Reason:- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety and to ensure the development can be constructed without undue inconvenience to road users and ensure the highway is kept clean and clear

¿Again, compliance with NPPF para 110 is obligatory, furthermore considering the extremely poor highly unsuitable dangerous vehicle access to this site over single track sections of winding country lanes with many blind bends, highway safety should be of paramount importance and should not be ignored. This is a matter of great and increasing concern to local residents who have to use the same routes many times daily!¿

Archaeology

11. Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation (¿the Scheme¿) shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication.

The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved. The development shall not be brought into use until the site investigation and post-excavation assessment has been completed in accordance with the written scheme of archaeological investigation approved and that provision has been made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason:- To protect archaeological interests

¿Our industrial heritage of this area is most important and the surviving evidence should not be destroyed. The southern boundary of this site borders directly onto a section of the Churnet Valley Plateway route along which Limestone was transported from Consall Forge into the Potteries across Wetley Common. The route came through Wetley Rocks then down Mill Lane over the bridge and straight up the field through what is now the driveway of Rownall Ridge (formerly Rownall Hall) continuing across Rownall Road and down what is now the dead straight farm track and across Wetley Common into the Potteries. For those interested I have a map of the route and an early 1900¿s photo of a mule train pulling carts of limestone over this actual Plateway route. Consequently, we absolutely must protect our archaeological interest and the section of the Plateway track immediately bordering the southern perimeter of this site must not be destroyed or disturbed !¿

Sincerely, Ian Podmore, Rownall Ridge formerly Rownall Hall. ST9 0BT.

Monday 8 July 2024

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