



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

Applicant:
 S. A. L C/o Agent

Application Type: FULL

Officer:

Our Reference: SMD20250104

District Reference: SMD/2025/0104

Date Received: 26-Mar-2025

Date Responded: 18-Apr-2025

Particulars of Development:
 Residential development of 6 properties

Location of Development:
 THE GRANGE, The Grange, Clay Lake, STOKE-ON-TRENT, ST9 9DD

Recommendation Summary: Conditional

Site Visit Conducted on: 18-Apr-2025

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Clay Lake 43 metres either side of the property accesses for the previous five years.

Background

Clay Lake is a classified road (Road No. B5051) with a speed limit of 30 mph. Clay Lake has footways on development side of the carriageway. The road is lit.

Description of Proposal

Residential Development of 6 dwellings.

Comment on Information submitted

Access is existing but will be improved. Visibility Splay has been provided and as shown on Block Plan Drawing No. 2022-2755-34 and Site Plan No. 2022-2755-26.

The internal road will be private.

There is sufficient parking spaces provided in line with the car parking guidance for Staffordshire Moorland parking Standards.

Recommendations

I have no objection subject to the following being secured via conditions:

- 1 Prior to the first occupation of the development the site access broadly indicated on submitted Site Plan No. 2022-2755-26 shall be provided and completed within the limits of the public highway.
- 2 Prior to first occupation of the proposed development the 2.4 x 43m vehicle visibility splays indicated on Site Plan No. 2022-2755-26 shall be provided and thereafter retained for the life of the development with nothing placed or retained above the level of the adjacent carriageway exceeding 600mm in height.

3 No dwelling shall be occupied until such time as the associated driveway has been surfaced in a bound material, and sustainably drained, in accordance with details to be agreed in writing by the Local Planning Authority.

4 Secure, covered and safe cycle parking facilities shall be provided within the site prior to the first occupation of the development in accordance with a scheme that has first been submitted to, and approved in writing by, the Local Planning Authority. The approved facilities shall be retained in perpetuity.

5 Prior to the commencement of any construction, including demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The approved management plan shall include details relating to construction access, hours of construction, routing of HGV's, delivery times and the location of the contractors compounds, cabins, material storage areas and contractors parking and a scheme for the management and suppression of dust and mud from construction activities.

Informative

The conditions requiring off-site highway works 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 . 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>

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