

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: PIP

Application Number: SMD/2026/0213

Officer: T.Lunn

Date Received: 07/05/2026

Date: 20/05/2026

Particulars of Development: Permission in Principle (PIP) for erection of 2 dwellings on site of former car park on land at Congleton Road, Mow Cop

Location of Development: Former Car Park on Land at Mow Cop Congleton Road, Mow Cop Biddulph

Conditional

Site Visit: 18/05/2026

Background;

Congleton Road is an unclassified road (Road No. D1064) subject to a 30-mph speed limit. Approximately 43 m north of the site's northern boundary, in the direction of Tower Hill Road, the speed limit changes from 30 mph to the national speed limit.

There are no footways along the section of Congleton Road fronting the development site; however, there is a system of street lighting.

The nearest bus stop is approximately 350m south of the development site which serve Biddulph & Kids Grove.

Description of Proposal:

Permission in Principle (PIP) for erection of 2 dwellings on site of former car park on land at Congleton Road, Mow Cop.

Comments on Information submitted:

The proposal seeks to establish the principle of delivering 2 residential dwellings on the site of a former car park, off Congleton Road within Mow Cop village.

Highway Access

The proposed access(es) will be off Congleton Road. The frontage of the development site is subject to a 30-mph speed limit. Visibility splay measurements should be taken from the centre of the proposed new access points, set back 2.4m into the site from the carriageway edge, splays should be for a distance of 43m in each direction (to the carriageway edge).

Car Parking

These will be within the curtilage of the site and to comply with Staffordshire Moorlands Parking Standards. Car parking size measured at:

2.4m X 4.8m each space

Dwellings of up to 3 bedrooms requires 2 parking spaces.

Dwellings of 4 or more bedrooms require 3 parking spaces.

Garages

Any proposed garages should also comply with Staffordshire Moorlands Parking Standards And should have internal dimensions of:

- 6 x 3m for single garages; and
- 6 x 6m for double garages

if they are to be practical for modern vehicles. Garages of this size can also store bicycles.

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

1. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- point of access;
- layout and disposition of buildings and roads;
- Provision of parking, turning, and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and been completed prior to first occupation of the development.

2. The development hereby permitted shall not be commenced until details of the 2.4m x 43m visibility splays in both directions have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

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

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

Future construction of the access(es) shall require a Section 184 Notice of Approval from Staffordshire County Council.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: [Highway applications and licences | Staffordshire County Council](#)

Or for further details please email trafficandnetwork@staffordshire.gov.uk

Note to Planning Officer:

This approval relates solely to the principle of the development, and the submitted information has been treated as indicative.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority