



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

To: Staffordshire Moorlands, DCM
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Applicant: LAVER LEISURE (OAKAMOOD) LIMITED

Address: C/O MR JON SUCKLEY
 HOW PLANNING LLP
 40 PETER STREET
 MANCHESTER
 M2 5GP

Application Type: OUTLINE

Application Number: SMD2016/0378

Date Received: 20-JUN-2016

Road Number: B5417

Officer: Jim long

Date: 19-JUL-2016

Particulars of Development:

OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR THE ERECTION OF A HIGH QUALITY LEISURE DEVELOPMENT COMPRISING HOLIDAY LODGES; A NEW CENTRAL HUB BUILDING (PROVIDING SWIMMING POOL, RESTAURANT, BOWLING ALLEY, SPA, GYM, INFORMAL SCREEN/CINEMA ROOM, CH

Location of Development:

MONEYSTONE QUARRY, CHEADLE ROAD, OAKAMOOD, ST10 2DZ.

CONDITIONAL:

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

The applicants have submitted a full detailed Transport Assessment (TA) and Travel Plan Framework (TPF) in support of the outline application. The TA deals in detail with the access to the site from the A52 as well as from the B5417 at Oakmoor. It considers all the relevant details such as highway safety and impact on the surrounding highway network and sustainability. The TPF outlines proposals for traffic impact mitigation through the implementation of sustainable transport measures.

The TA has updated traffic flow and forecast figures from the TA submitted for the previous application (SMD2016/0378) which was approved subject to conditions by the Highways Authority.

Although the previous application was approved by the Highways Authority this application has sort to introduce additional measures which may impact on the highway, including improvements to the existing site access to prohibit the right turn out of the site onto Eaves Lane and removal of Blakeley Lane to service part of the development. The vehicular traffic previously assigned to Blakeley Lane has now been assigned to Eaves lane.

It is considered that the modelling, in the TA, of the access junctions and surrounding network, shows that they will operate within their practical capacity. The existing access to the development from the A52 will be upgraded and different proposals for this improvement have been considered. It is also considered that transport mitigation measures can be secured through the TPF.

As this application is similar to the previous application (SMD2014/0682) the conditions included will be the same.

Conditions

1 The development hereby permitted shall not be brought into use until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- layout of the site including disposition of buildings and provision of parking, turning and servicing within the site curtilage;
- layout of the site to include the parking provision for staff parking.
- means of surface water drainage from all areas intended to remain in private ownership;
- full road construction including longitudinal sections and a satisfactory means of draining roads to an acceptable drainage outfall

2 The development hereby permitted shall not be commenced until details of the offsite highway works at the junction of Whiston Eaves Lane and the A52 have been submitted to and approved in writing by, the Local Planning Authority. This work may include such things as a speed reduction on the A52, a ghost island or road narrowing.

3 The Travel Plan which is hereby approved shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of fifteen years from first occupation of the development permitted by this consent

4 The development hereby approved shall not be occupied until a signage scheme detailing the permitted routing for all traffic accessing and leaving the Park has been submitted to and approved in writing by the Local Planning Authority. The approved signage scheme shall thereafter be implemented prior to first use of the development access to the site has been completed.

5 Prior to the submission of any Reserved Matters Application for the development hereby approved a detailed site layout plan shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted layout plan shall include the following:

- Connections through the site and onto the public highway for pedestrians and cyclists
- Development phasing

The detailed layout plan shall be approved in writing by the Local Planning Authority prior to the approval of any Reserved Matters submission and shall have full regard to the relevant details as may be approved in accordance with the conditions pursuant to the Planning Permission SMD2016/0378/OUT. All Reserved Matters submissions in relation to the development hereby approved shall conform with the principles of the detailed layout plan.

6 The development hereby permitted shall not be commenced until a Construction Traffic Management Plan is submitted to and approved in writing by the Local Planning Authority detailing the management and routing of demolition/construction traffic ensuring such traffic travels in a northerly direction to and from the site, traffic management measures, delivery times, internal compound arrangements and wheel washing facilities. The approved Construction Traffic Management plan shall be implemented on the commencement of construction and thereafter be adhered to for the full period of construction unless otherwise agreed in writing by the Local Planning Authority.

Reasons for Recommendations

To comply with the policies contained within the National Planning Policy Framework, the principles contained within Manual for Streets and Policies contained within the Staffordshire Moorlands Core Strategy Development Plan 2014.

INFORMATIVE

A Condition 2 above requiring off-site highway works shall require a Major Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Major Works Agreement Information Pack and an application form for the Major Works Agreement. Please complete and send to the address indicated on the application form which is Network Management Unit, Staffordshire County Council, Staffordshire Place 1, Wedgwood Building, Tipping Street, Stafford, ST16 2DH (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The proposed traffic management scheme referred to in condition 2 above may require an essential Traffic Regulation Order, to introduce a 30mph speed limit, for road safety mitigating works. This recommendation of approval should not be construed as though the County Council is prejudging of the Order making process. The developers should note that the Order will be made on behalf of the developer by Staffordshire County Council at the developers expense and has to be secured before development commences as it is an 'ESSENTIAL' component of the required mitigating measures associated with the proposed development. Please note that there are no guarantees that the Order will be successful. Condition 4 also requires the implementation of a signage strategy to advise the permitted routeing for traffic accessing the Park will require the approval of the Highway Authority. The applicant is therefore requested to contact Network Management Unit at Staffordshire County Council, Staffordshire Place 1, Wedgwood Building, Tipping Street, Stafford, ST16 2DH (or email to nmu@staffordshire.gov.uk, to gain the relevant approvals.

This Form X is issued on the assumption that the developer enters into a Section 106 Agreement to secure the following:

£11, 000 Travel Plan monitoring fee

£5,000 to procure a potential Traffic Regulation Order for the speed reduction.

**Commissioner for the Built County
on behalf of the County Council
as Highway Authority**