

Consultee Comments for Planning Application 63110/FUL

Application Summary

Application Number: 63110/FUL

Address: Land off Chamberlain Avenue, Stoke-on-Trent, ST4 5EQ

Proposal: Demolition of existing garages and residential development of ten, one bed apartments over two storeys and associated parking

Case Officer: David Clarke

Consultee Details

Name: Mr Chris Haycock

Address: Town Hall, Kingsway, Stoke, Stoke On Trent ST4 1HH

Email: chris.haycock@stoke.gov.uk

On Behalf Of: Highways

Comments

I have no objection to this site being redeveloped for residential purposes as the current garages on the site are indicated as being under utilised and there does not appear to be any on-street parking issues in this location.

The Proposed Site Layout plan submitted is acceptable in principle although I would recommend that the entrance into the site is constructed to an adoptable standard in order that it can form part of the adopted highway and provide a turning head to serve Chamberlain Avenue.

The proposed access road, footpaths and car parking spaces within the site will need to be hard surfaced, drained, lit and covered by a private maintenance agreement in order to ensure their long term availability - condition required.

A CEMP will need to be submitted (condition required) prior to any site clearance / construction works commencing on site which includes details of the following:-

Any routes to be used to and from the site by construction traffic.

What measures are to be put in place in order to ensure that the surrounding highway network is kept clear of mud.

C.R.H.

Public Rights of Way Comments:-

The steps leading from the site to the footpath which runs at the rear of the residential properties which front onto Rothwell Street were not picked up during the survey of potential rights of way. The steps themselves were probably to access the garages from adjacent properties. If it is the intention of the developer to maintain this access through the site and it is intended for the use of the general public some measures should be taken to add the route to the definitive map. This will reduce the potential for conflict between owners of the new properties and path users in the future.
P.P.