



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

To: Tamworth Borough Council
 Tamworth Borough Council
 Marmion House
 Lichfield Street
 Tamworth
 B79 7BZ
Application Type: FULL

Applicant:
 Homes England One Friargate, Coventry, United Kingdom,
 CV1 2GN

Officer: Nawaz Malik

Our Reference: T03672023

District Reference: 0367/2023

Date Received: 19-Dec-2023

Date Responded: 23-Feb-2024

Particulars of Development:
 Demolition of all existing buildings

Location of Development:
 Tamworth and Lichfield College , Croft Street, Tamworth, Staffordshire, B79 8AE

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jan-2024

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Croft Street either side of the property accesses for the previous five years.

Background

Croft Street is an unclassified road (Road No. ZU6036) with a speed limit of 30 mph. Croft Street has footways on either side of the carriageway. The road is lit.

Description of Proposal

Demolition of all existing buildings. The scope of works includes general site clearance and removal of asbestos containing materials followed by the demolition of building on the college site.

Comment on Information submitted

Initial information was submitted which lacked details. After further discussions with the applicant the following information was submitted relating to the likely traffic movement during the demolition phase.

Additional information has been provided to show estimated number and type of vehicles during the demolition phase. It is expected that:

- Total of 40 x 8-wheeler wagon movements to remove scrap metal, timber, and non-recyclable materials over the demolition period is predicted.
- This is on the basis that the car park tar macadam is left in situ and will not need to be removed from site and that all other materials e.g. concrete and brick is crushed and retained on site. Further information shall be provided if these are required to be removed – providing numbers and type of vehicles.

An Asbestos Removal and Demolition Works document has been provided which details the likely works to be carried out. The document also states that a demolition contractor will be appointed following a tender process who will be responsible for producing detailed method statements and risk assessments for all works.

Access

Access / egress will be as existing via a one way system. Croft Street from the exit / egress benefits from controlled parking in the form of double yellows on both sides of the carriageway. Therefore, there will not be any conflict with parked vehicles. However, there are no restrictions on parking along the access to the site and this will have to be managed.

Working Hours

This is limited to:

- Monday to Fridays between 0800 and 1800
- Saturday between 0800 and 1300

Parking

All parking will be provided within the site for all user and visitors.

The demolition of the college would have heavy vehicles on the road but as per above these are few in numbers 1 to 2 per day and will not have severe impact on Croft Street or the local highway network.

Recommendations

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

- 1 All work for the Demolition works shall be carried out in line with Asbestos Removal and Demolition Works document 784-B049849 Revision C04. All site operations shall be undertaken strictly in accordance with the approved document for the duration of the programme.
- 2 Traffic Management Plan shall be submitted and approved by the Local Planning Authority before any works on site including how the residential parking will be managed.
- 3 Revised document / further information shall be provided if there are additional material to be removed from site before any works at that stage is carried out.

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