

AnnS Jones

From: Matthew Phillips
Sent: 12 January 2016 16:50
To: planning_admin
Subject: FW: Plas Power Home Farm - P/2015/0967

Highways response

From: Peter Douthwaite
Sent: 08 January 2016 14:42
To: Matthew Phillips
Subject: Plas Power Home Farm - P/2015/0967

Matthew

See e mail I sent to Colin re. this site

Con 5 : They have given us a basic road cross section but there is no layout showing junction on to the road, we need some more information on the design /layout of the proposed adopted area. Full details can be resolved at s38 stage but a little more detail is required now to discharge this condition. As we are only adopting first 5 maybe 10m then the level of detail shown for the internal roads maybe acceptable but they still need to provide a road layout.

I requested private management company as a condition – is that on there?

Con 6: I can't see any details at all about drainage? I would expect to see how the adopted access road itself is drained as part of condition 5, as for the internal roads you will need to prove that any water generated does not increase flood risk elsewhere. From recall there is an existing access track and outbuildings on site so it would probably just be a case of assessing whats happening to the water there now and comparing it to what is proposed.

Pete

From: Peter Douthwaite
Sent: 26 November 2015 11:52
To: 'C SIMPSON'
Subject: RE: Plas Power Home Farm - P/2013/0093

Hi Colin

I have been off recuperating from operation so apologies for not getting back to you sooner.

Not sure if its too late to respond to this email now?

Condition 5 may be a bit over the top for the internal roads - a basic design and layout would probably suffice. I had asked for a condition requiring a private management company to be set up to maintain the road but I can't see that one has been attached?

Condition 6 is a standard one put on by the planners. I would expect to see how the access road itself is drained as part of condition 5, as for the internal roads you will need to prove that any water generated does not increase flood risk elsewhere. From recall there is an existing access track and outbuildings on site so it would probably just be a case of assessing whats happening to the water there now and comparing it to what is proposed. Unlikely to be any change I'd guess?

Hope this helps

Pete

From: C SIMPSON [<mailto:highwayplanningsolutions@btinternet.com>]
Sent: 05 November 2015 11:45
To: Peter Douthwaite
Subject: Plas Power Home Farm - P/2013/0093

Pete

I have been approached by Strutt and Parker and asked for a price to provide details to discharge the highway related conditions. At this time, I am too busy to take on this type of work but before turning it down, wanted to verify what you would require.

In terms of condition 5 and the way it is written, I assume that you will require full detailed design of all the road works. Although I can understand this requirement in terms of the access, why the need for this level of information in regard to the internal roads?

Condition 6. I assume this includes road drainage but again, is this not more information than you would strictly require? Would evidence to show that the access drained away from the A525 not be sufficient?

As mentioned previously, this is work that I don't particularly want to take on but I did say that I would go back to the client and verify the information that would be required.

Many thanks, Colin

Colin Simpson BTech CEng MICE MCIHT

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