

MEMORANDUM



From: Operational Manager Traffic & Transportation To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0235

Your Ref: P/2010/0235

Date: 13 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2980 4630 Gittins Yard, Gutter Hill, Johnstown

Development: Outline application for residential development

I refer to your consultation dated 31 March 2010 in respect of the above.

The development site has an existing access on to a classified highway subject to a 30 mph speed limit.

Visibility at the existing access is substandard in both directions due to the boundary walls either side obstructing sightlines. There is no pedestrian provision across the full frontage of the site.

The proposed layout the site is considered unsuitable to serve as a means of access to residential development.

However it would appear possible to construct an adequate access and improve pedestrian provision across the site frontage.

Any access in to a new residential development should provide visibility splays of 2.4 x 56m in both directions.

This will require the existing walls to be set back behind the visibility splay line. To the east this is readily achievable as the wall is clearly under Council ownership. To the west it is unclear who owns the boundary wall.

Were the access to be relocated approximately 7m to the east adequate visibility would be achievable in both directions without requiring the western wall to be removed.

A 2m wide footway should be constructed across the full frontage of the site to provide a continuous footway link along the northern edge of Gutter Hill.

The proposed site layout is acceptable in terms of highway design.

Parking provision is marginally below the recommended standards of LPGN 16 but given the proximity of the site to the village centre and bus route it is considered adequate.

I recommend any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 56M

038R The proposed access shall have a visibility splay of 2.4m x 56m in both directions measured to the nearside kerb edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTDC FOOTWAY CONSTRUCTION

NONSTDR A 2m wide footway shall be constructed along the frontage of the site prior to the first use of the development hereby approved in accordance with details previously submitted to and approved in writing by the local planning authority to provide a continuous link with the existing footway along Gutter Hill

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 2, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

Public Footpath no. 24 abuts the site



For Operational Manager Traffic & Transportation