

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0903

Your Ref: P/2009/0903

Date: 25 November 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3290 5030 Dusseks Watery Road

Development: Reserved matters application for erection of 80 no. 2 and 2.5 storey dwellings and 4 storey apartments, p.o.s. and associated works.

I refer to your consultation dated 15 May 2008.

Conditions 12, 13 15 & 16 attached to planning permission P/2006/0890 related to the highway:

12 – The height of the wall within visibility splay has been satisfactorily demonstrated on the submitted plan.

13 – The residents parking scheme has been addressed but requires an appropriately worded condition to secure it.

15 – The means of access has been dealt with on a separate application.

16 - The Traffic Regulation Order is in place but the developer should be aware that this will expire on 18 April 2010, at which time another public consultation process will be necessary if the TRO has not been implemented. The implementation of the TRO is linked to the residents parking scheme and an appropriately worded condition is needed to secure it.

Network Rail has recently undertaken a scheme of improvements to the level crossing. The submitted plan identifies a small parcel of land that will help provide an improved pedestrian facility across the railway line. I recommend any permission include a condition requiring improvements to this area.

I recommend any permission include the following conditions.

CONDITIONS

NONSTDC RESIDENTS PARKING

NONSTDR Prior to commencement of any other part of the development, the proposed residents only parking scheme shall be fully laid out in accordance with the

details approved as part of this application as shown on the 'Residents Parking Scheme' dated 30/07/2008. the parking area shall thereafter be permanently retained clear of all obstruction and made available for the parking of motor vehicles in connection with residential properties known as number 47 through 69 (odds only) Watery Road only.

NONSTDC TRAFFIC REGULATION ORDER

NONSTDR Within one month of first use of the parking area, and at no time before, constructed in connection with the condition above, double yellow lines shall be fully laid out and in force in accordance with a Traffic Regulation Order prohibiting parking on Watery Road as originally secured in connection with application P/2006/0890

NONSTDC HIGHWAY IMPROVEMENT

NONSTDR The developer shall submit a scheme of improvements in respect of the area hatched on the approved plan (BHWL/WR/01/G) for approval by the Local Planning Authority. The scheme is to include the surfacing of the area to an adoptable footway standard and fencing to ensure the safety of the level crossing. The approved scheme shall be undertaken prior to occupation of the first dwelling.

Peter O'Sullivan
for Operational Manager Traffic & Transportation