

Cerys Jones

From: Sharon Holman
Sent: 06 September 2019 11:41
To: planning_admin
Subject: P/2019/0312 - Land to the rear of Brookfield Close, Ellesmere Lane, Penley
Attachments: Drg PN-PL-501. Rev A - Proposed Levels and Kerbing Plan.pdf; Drg PN-GA-500. Rev D - General Arrangements Plan.pdf; 1 in 1 year base design.pdf; 1 in 100 + 35% Simulation.pdf

Civ – 'additional info web' attached and below

Please can I have appear copies for the file?

Thanks

From: Andrew Gough [<mailto:andrew@awgough.co.uk>]
Sent: 30 August 2019 17:06
To: Sharon Holman; Peter Douthwaite
Cc: osianjones10@yahoo.co.uk; osian@om-architecture.co.uk
Subject: RE: P/2019/0312 - Land to the rear of Brookfield Close, Ellesmere Lane, Penley

Dear Sharon,

We are in receipt of the highway comments and have made the necessary amendments to the drawings and details to accord with what the Highway Officer has recommended.

Please find attached the amended drawings and our comments below to the last few remaining points. Also attached is a copy of the sw drainage calculations for the attenuation pond.

'One of the recently installed gullies just beyond the accessway ramp has been incorrectly positioned away from the kerb line and will need re-locating. ***No connection details have been shown for these gullies on the submitted layout plan. Could you please ask the applicant to submit amended plans indicating this detail.***

Please see Drg PN-GA-500 Rev D and surface water calculations where the road gullies have been connected to the proposed drainage. With regards to the gully located away from the kerb line this will be repositioned accordingly.

'As the main estate road up to the new turning head is to be provided with 2m footways on both sides of the road, then the existing accessway ramp would not be required and should be removed and the existing kerbs should be replaced with full height half battered kerbing. ***This detail has been indicated on the submitted layout plans. However, the existing tactile crossing points would need to be re-located closer to the footway link behind the hedgerow to suit desire line. Could you please ask the application to submit amended plans indicating this detail.***

Please see Drg PN-GA-500 Rev D and Drg PN-PL-501 Rev A where we have shown the existing tactile crossing points moved further towards to footway link.

'The submitted layout plan appears to indicate the extension of the existing internal estate road which leads to a new turning head. I would recommend that the existing footway either side of the access way ramp is extended on both sides up to and around the proposed turning head. ***This will require appropriate dropped kerb/tactile crossing points across the side roads (both sides). Details not shown. Could you please ask the application to submit amended plans indicating this detail.***

Please see Drg PN-PL-501 Rev A where we have shown appropriate tactile crossing points on both sides of the new turning head.

'The proposed 6m wide shared private driveway serving plots 5 – 15 is considered acceptable. However, note 12 still refers to a 5m driveway width which is incorrect – amended plans required.'

Please see Drg PN-GA-500 Rev D where the note has been amended to refer to a 6m driveway width for plots 5 – 15.

'No private surface water shall be permitted to flow onto the adjoining highway. ACO drains or similar will need to be provided across each private access road to intercept any private surface water run-off. This details has not been indicated on the submitted plans. ***Could you please ask the applicant to submit amended plans indicating this detail.***'

Please see Drg PN-GA-500 Rev D where we have shown ACO drains on the private access road to intercept any private surface water run-off.

Street Lighting upgrade to Ellesmere Lane.

We have added a note that contact shall be made with Paul Rogers to agree the extent of the improvements to the street lighting.

I trust the above and attached will satisfy the Highway Officer and hopefully he will now be in a position to confirm approval to the planning. However, should you have any questions please do not hesitate to contact us.

Many thanks.

Kind regards.

Kelly Griffiths
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