Application No: NYM/2018/0076/R3

Application under Regulation 3 (Town and Country Planning General Regulations 1992) for alterations and single storey extensions to Visitor Centre together with modifications to existing car parking areas, creation of additional car parking areas, proposed paths and erection of a dark skies viewing/bird hide building

Proposed Development:

Location: Sutton Bank Visitor Centre, Sutton Bank

Applicant: Mr Michael Graham

CH Ref: N/A Case Officer: Stephen Boyne

Area Ref: 3/28/76E Tel:

County Road No: Jcn. A170 / C189 E-mail:

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

FAO: Jill Bastow Date: 7 February 2019

Copies to: Re. Revised plans submitted as notified by NYMNPA via e-mail dated 11 January 2019:

The Local Highway Authority recommends that the following Conditions are attached to any permission granted:

Continued

Signed: 

Issued by:
Kirby Misperton Highway Office
Beansheaf Industrial Park
Tofts Road
Kirby Misperton
YO17 6BG

For Corporate Director for Business and Environmental Services e-mail:
1. HC-07  Private Access/Verge Crossings: Construction Requirements (REVISED)

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

c. The existing entry access off the A170 shall be improved by widening as shown on the approved plans and External Works & Drainage Details Sheets 1 & 2.

The existing north-western overflow vehicular / coach access onto the C189 shall be improved by widening and up-grading of construction specification as shown on the approved plans and External Works & Drainage Details Sheets 1 & 2.

d. The proposed overflow car park vehicular entry access and allied pedestrian crossing link over the highway verge of the C189 shall be constructed in accordance with the approved plans and External Works & Drainage Details Sheets 1 & 2.

g. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on Proposed Levels Sheets 2 & 3 and maintained thereafter to prevent such discharges.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

2. HC-12a  APPROVAL OF DETAILS FOR SITE WORKS IN THE HIGHWAY

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

(i) An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/15 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.

(ii) A programme for the completion of the proposed works has been submitted to and approved writing by the Local Planning Authority in consultation with the Local Highway Authority.

REASON

In accordance with policy # and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

Continued
3. HC-12c  COMPLETION OF WORKS IN THE HIGHWAY (BEFORE DEVELOPMENT BEING BROUGHT INTO USE)

Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number (xx):

Re-location / renewal & installation of new prescribed traffic signs, poles and road markings as detailed on Drawing Highway Signage Layout No. MR17007/HSL/001 Rev. T1 allied to the revised and upgraded entry / exit arrangements onto the C189 county highway.

REASON

In accordance with policy # and in the interests of the safety and convenience of highway users.

HI-07 INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by North Yorkshire County Council, the Highway Authority, is available at the County Council’s offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

4. HC-15  PARKING SPACES TO REMAIN AVAILABLE FOR VEHICLE PARKING (NON-RESIDENTIAL)

Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Proposed Surfacing Plan Drg. No. SUT-AWP-00-GF-DR-C-0005 Rev. P5 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

REASON

In accordance with policy # and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

Continued
5. HC-28 CONSTRUCTION MANAGEMENT PLAN
No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

a. the parking of vehicles of site operatives and visitors
b. loading and unloading of plant and materials
c. storage of plant and materials used in constructing the development
d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
e. wheel washing facilities
f. measures to control the emission of dust and dirt during construction
g. a scheme for recycling/disposing of waste resulting from demolition and construction works
h. NOT USED

REASON
In accordance with policy # and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.