

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:

NYM23/0789

Proposed Development: demolition of existing dwelling and detached garage and construction of replacement dwelling and detached garage together with landscaping works

Location: 45 Eskdaleside, Sleights

Applicant: Mr & Mrs P & L Helm & Allison

CH Ref:

Case

Officer:

Ged Lyth

Area Ref:

4/34/5210

Tel:

County Road No:

E-mail:

To:

North York Moors National Park
Authority

Date:

22 February 2024

FAO:

Megan O'Mara

Copies to:

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

This recommendation is made on the design shown on drawing nr D12606-03 Rev E.

The design has taken into consideration the proposed increase in the hard standing area that would otherwise have surface water run off onto the public highway but the provision of a drain and soakaway has the potential to avoid this happening. Ideally, a drive should be perpendicular to the adjoining highway but the existing drive is relatively narrow and has a "dog-leg" approach across the highway verge making it less than ideal for drivers wanting to turn left out of the drive. The proposed widening would decrease the likelihood of driving over the grass and damaging the soft verge area whilst still maintaining a sufficient gap between the edge of the drive and the telephone post

It is also noted that the existing gate opens out over the highway verge. This has the potential for a vehicle to be overhanging into the carriageway whilst someone is opening it.

Consequently the Local Highway Authority recommends that the following **Condition** is attached to any permission granted:

MHC-03 New and altered Private Access or Verge Crossing at 45 Eskdaleside Sleights

The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate

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sheet:

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Roads and Private Street Works” published by the Local Highway Authority and the following requirements:

The access widening must be constructed in accordance with Standard Detail number E50 and the following requirements.

- Any gates must not be able to swing over the existing highway within 6 metres of the carriageway.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed in accordance with the approved details shown on drawing D12606-03 Rev E and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

MHi-C New and altered Private Access or Verge Crossing –(MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by North Yorkshire Council as the Local Highway Authority, is available to download from the Council’s web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edi.pdf .

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

Signed:

Ged Lyth

Issued by:

*Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ*

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CONSIDERATIONS and RECOMMENDATION**



Continuation
sheet:

Application No:

NYM23/0789

for Corporate Director of Environment

e-mail:

From:

Cc: [Planning](#)

Subject: NYM/2023/0789 45 Eskdaleside, Sleights

Date: 16 February 2024 12:22:59

Hi Megan,

If you are minded to approve this application, I would recommend that reasonable biodiversity enhancements are included in the new dwelling, such as integral swift or bat boxes. An external lighting condition should also be included to protect local dark sky qualities.

Best wishes,

Zara Hanshaw ACIEEM

Ecologist

[\(she/her\)](#)

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

From: Steve Reynolds
Sent: 06 February 2024 16:03
To: Planning
Subject: 45 Eskdaleside, Sleights - Application for demolition of existing dwelling and detached garage and construction of replacement dwelling and detached garage together with landscaping works NYM/2023/0789

FAO Miss Megan O'Mara

45 Eskdaleside, Sleights - Application for demolition of existing dwelling and detached garage and construction of replacement dwelling and detached garage together with landscaping works NYM/2023/0789

I refer to your e-mail of the 26th January 2024 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager

North Yorkshire Council
Housing Services
Town Hall
St Nicholas Street
Scarborough
YO12 2HG



From: Victoria Pitts
Sent: 06 February 2024 10:53
To: Planning
Subject: Re: NYM/2023/0789, 45 Eskdaleside, Sleights

Dear Team

Please be advised that at the 5 February meeting Eskdaleside cum Ugglebarnby Parish Council Resolved No Objections to this application.

Regards

Victoria Pitts
Parish Clerk



FAO: Miss Megan O'Mara
Development Management
North York Moors
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref: NYM/2023/0789
Our Ref: 24/00252/EHC100
Please ask for: Jack Hopper

Tuesday 30 January 2024

Dear Sir or Madam,

Application No: NYM/2023/0789
Address: 45 Eskdaleside, Sleights
Proposal: demolition of existing dwelling and detached garage and construction of replacement dwelling and detached garage together with landscaping works

Further to your consultation dated 26 January 2024, I have considered the information provided by the applicant and would make the following comments:

The proposed residential development includes the installation of an air source heat pump (ASHP). Heat pumps are part of the Government's strategy to reach net zero carbon emissions by 2050. However, the technology generates noise, and it can operate during the night and day. As a result, it has the potential to cause significant adverse effects to people living nearby.

Permitted Development rights allow Microgeneration Certification Scheme (MCS) approved installations without the need for planning consent. Where planning consent is required, the following condition should be attached to any approval:

1. Noise emissions resulting from processes or installations at the buildings, the subject of this application, shall be treated to the satisfaction of the Local Planning Authority. Details of noise attenuation and/or extract systems shall be submitted to and agreed in writing before the use of the buildings commence. The cumulative level of sound, when determined externally under free-field conditions, shall not exceed the representative background sound level at nearby sensitive receptors. All noise measurement/predictions and assessments made to determine compliance shall be made in accordance with British Standard 4142:2014: Methods for rating and assessing industrial and commercial sound, and/or its subsequent amendments. The agreed scheme shall be maintained throughout the life of the development.

Reason: to protect prospective occupants and local residents from ASHP noise impacts

Yours faithfully

Jack Hopper MSc MCIEH AMIOA
Senior Environmental Health Officer
Regulatory Services