

**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION-  
ADDITIONAL/AMENDED INFORMATION**

|                              |   |                              |
|------------------------------|---|------------------------------|
| <b>Application No:</b>       | <b>NYM16/062/FL</b>   |                              |
| <b>Proposed Development:</b> | demolition of existing dwelling (No 171) and garage buildings and construction of 4 no. dwellings with associated access, parking and landscaping works |                              |
| <b>Location:</b>             | Blue Bank Garage, Coach Road, Sleights  |                              |
| <b>Applicant:</b>            | Mr D Foster   |                              |
| <b>CH Ref:</b>               | <b>Case Officer:</b>  | Ged Lyth                     |
| <b>Area Ref:</b>             | <b>Tel:</b>   |                              |
| <b>County Road No:</b>       | <b>E-mail:</b>  |                              |
| <b>To:</b>                   | North York Moors National Park Authority<br>The Old Vicarage<br>Bondgate<br>Helmsley<br>YO62 5BP  | <b>Date:</b> 31 October 2017 |
| <b>FAO:</b>                  | Hilary Saunders   | <b>Copies to:</b>            |



**Note to the Planning Officer:**

The Local Highway Authority has received further information since the issue of the recommendation dated 15/3/17 in relation to street furniture and the turning head at the end of the proposed road.

It is thus recommended that the below revised recommendation supersedes that issued on 15/3/17.

**Note to the Planning Officer:**

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

The Highway authority is in agreement with the developer that the proposed road which would provide access to the new dwellings should be constructed to adoptable standards using the North Yorkshire County Council Residential Highway Design Guide and Specification for Housing and Industrial Estate Roads and Private Street Works. This is because the number of dwellings that will have vehicular access from the proposed road is above 5.

The design standard for the access is Manual for Streets and the required visibility splay is 2.4 metres by 45 metres. The plans showing the design indicate that this splay is

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achievable in both directions at the proposed new junction on Coach Road. The plan D10541-04 rev G shows an existing telegraph post which needs to be relocated to allow the proposed access. Details of the new location(s) should be agreed with the utility company and the local Highway Authority. The area on the outside of the bend of the proposed road shows that the levels of the adjacent field drop away to the north. If a retaining structure is required to support the highway, a Technical Approval Procedure (TAP) will need to be submitted to NYCC for approval and the redline area and the adopted highway extent plan need to be amended to include the structure and embankment. The applicant should be aware that North Yorkshire County Council charge a fee to approve a TAP and would also require a commuted sum for the maintenance of a retaining structure.

To be able to maintain the route for pedestrians from Coach Road to the properties uphill of the site, nrs. 177 to 183, a footway should be provided in front of the new properties. This will allow the occupants and visitors of these properties to continue using the existing route from the corner of the site to their front doors.

During construction, a footway link to properties nr. 177 to 183 should be maintained at all times to avoid residents walking in the carriageway of the A169. Also, during construction, the local Highway Authority is concerned that no mud is brought onto the surface of the A169 Coach Road through Sleights or on Blue Bank. Precautions should be put into place within the site boundary to prevent this occurring.

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

1. HC-01 DETAILED PLANS OF ROAD AND FOOTWAY LAYOUT  
(OUTLINE ALL TYPES)

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 following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
  - the proposed highway layout including the highway boundary
  - dimensions of any carriageway, cycleway, footway, and verges
  - visibility splays
  - the proposed buildings and site layout, including levels
  - accesses and driveways
  - drainage and sewerage system
  - lining and signing
  - traffic calming measures
  - all types of surfacing (including tactiles), kerbing and edging.
- b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
  - the existing ground level
  - the proposed road channel and centre line levels
  - full details of surface water drainage proposals.

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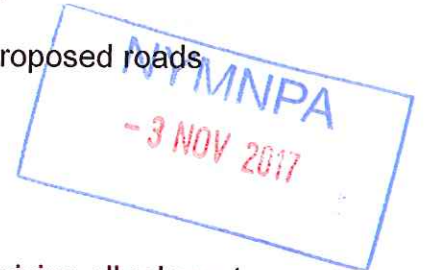


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- c. Full highway construction details including:
- typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
  - when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
  - kerb and edging construction details
  - typical drainage construction details.
- d. Details of the method and means of surface water disposal.
- e. Details of all proposed street lighting.
- f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- g. Full working drawings for any structures which affect or form part of the highway network.
- h. A programme for completing the works. The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.



**HI-01 INFORMATIVE**

In imposing condition number above it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

**REASON**

In accordance with policy # and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

**2. HC-02 CONSTRUCTION OF ROADS AND FOOTWAYS PRIOR TO OCCUPATION OF DWELLINGS**

No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation.

The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

**REASON**

In accordance with policy # and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

**3. HC-18a PRECAUTIONS TO PREVENT MUD ON THE HIGHWAY**

There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud,

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grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal

**REASON**

In accordance with policy # and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

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| <p><b>Signed:</b></p><br><br><br><br><br><br><br><br><br><br><p><i>For Corporate Director for Business and Environmental Services</i></p> | <p><b>Issued by:</b><br/>Whitby Highways Office<br/>Discovery Way<br/>Whitby<br/>North Yorkshire<br/>YO22 4PZ</p> <p><b>e-mail:</b></p> |
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