


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

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Application No: NYM16/062/FL

Proposed Development: demolition of existing dwelling (No 171) and garage buildings and construction of 4 no. dwellings with associated access, parking and landscaping works

Location: Blue Bank Garage, Coach Road, Sleights

Applicant: Mr D Foster

CH Ref: **Case Officer:** Ged Lyth

Area Ref:


County Road No:

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

Date: 14 March 2017

FAO: Hilary Saunders

Copies to:



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.

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 achievable at the proposed location. The plans should include street furniture locations such as the telegraph posts to determine whether any of them need to be relocated. The turning head at the end of the proposed road should be large enough for a refuse vehicle to turn around if the bins are to be collected from the eastern side of the properties. The current plans may need to be amended to allow for a larger turning area to cater for these vehicles. The red line plan and block plan showing the extent of proposed highway will also need to be amended.

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A cross section of the new road at the bend will be required to show how the proposed highway is to be retained. If a retaining structure is required, a Technical Approval Procedure (TAP) will need to be approved and the redline area and adopted highway extent plan amended to include it and / or any 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.

The Highway Authority is pleased to note that the designer has addressed the issue of deterring pedestrians from using a route on the Coach Road, A169, side of the proposed properties. However, this will only be effective so far as the occupants of nrs. 177 to 183 do not have any claim to crossing the current forecourt area. The designer has included a vehicular and pedestrian route from the new road and this will retain the parking area that some of these properties already use at the rear. It will ensure that the occupants have a link to the highway network by foot via a shared path. The Highway Authority would view this drive and path as a private shared access and would not be including the areas as adopted highway.

During Construction, a footway link to properties nr. 177 to 183 should be maintained at all times.

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.
- c. Full highway construction details including:



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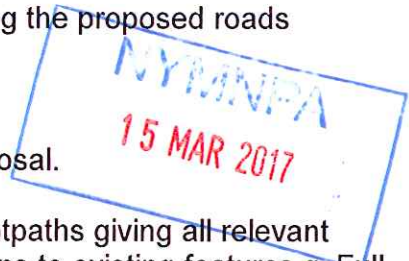


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- typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
- when requested cross sections at regular intervals along the proposed 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-27 ACCESS TO THE HIGHWAY (for property nrs. 177 to 183 inclusive)

There shall be no access or egress by any vehicles between the highway and the application site until full details of a safe and satisfactory access to the adopted highway have been submitted to and approved in writing by the Local Planning Authority in

