

SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS – FURTHER REPRESENTATIONS		
Date: 11th November 2014		
Item No.	Application No.	Originator:
8	14/02911/FUL	Highways

Application Summary

Application Number: 14/02911/FUL

Proposal: Residential development comprising 88 dwellings (to include affordable housing), creation of new vehicular access (off Dark Lane), open space and landscaping, attenuation pond, new surface water drain south of Dark Lane and footpath links to Birch Row and Birch Meadow

Location: Residential Development Land Adjacent Dark Lane Broseley Shropshire

The **Highway Authority** makes the following recommendation and observations, to be considered in the determination of this development proposal.

Key issues

Principle of Development

It is considered that the principle of development was established by the resolution to grant planning permission for 94 dwellings in October 2012 (12/02108/FUL). It is therefore considered that in a planning appeal situation it would be difficult to demonstrate that the proposed development which provides a reduction in the number of dwellings will have a greater impact on the surrounding highway network than the previous application that was recommended for approval.

Access

Concerns were raised regarding the previously approved layout that provided direct access on to Dark Lane for 7 dwellings. The proposed development now provides a single point of access on to Dark Lane.

Construction

Due to the location of the development and close proximity to Broseley Town Centre and Local Primary School the construction of the proposed development will need to be carefully managed. It is therefore recommended that a Construction Management Plan is submitted and approved prior to commencement of any works on site.

Recommendation

In consideration of the information submitted, it is considered that there are no Highway grounds for refusing this application subject to the following conditions being attached to any permission granted;

NS01

Prior to the commencement of the development, full engineering details of the new junction and frontage enhancement on to Dark Lane, including street lighting, carriageway markings/signs, together with the enhancement of the adjacent footway, highway verge and carriageway of Dark Lane fronting the development site, shall be submitted to and approved in writing by the local planning authority: The approved works shall be fully implemented in accordance with the approved details prior to the development hereby permitted being first brought into use.

Reason: In the interests of highway safety.

NS02.

No development shall take place until details of the design and construction of the new roads, parking and turning areas, footways, cycleways, vehicular and pedestrian accesses, together with details for the disposal of surface water and street lighting have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, with the estate roads, footways, vehicle manoeuvring and turning areas constructed to at least base course macadam level and made available for use before the dwellings that they would serve are first occupied.

Reason: To ensure a satisfactory access to and through the site.

NS03

Prior to the commencement of development, details of the proposed Travel Plan and Sustainable Travel Information Packs shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan/Information packs shall be fully implemented in accordance with the approved details concurrently with the first occupation of dwellings on the site.

Reason: In the interests of encouraging sustainable travel.

NS04

No development shall take place, including any works of demolition, until a Construction Method Statement and Traffic Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement/Plan shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii coordination and management of all deliveries, HGV routing proposals and off-site holding areas

ix phasing of any temporary and/or permanent vehicular/pedestrian accesses and management thereof within the construction period of the development.

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

3. Informative Highway Notes:

HN9. Private apparatus within highway

This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to the Coordination Manager at the appropriate Area Office: -

Bridgnorth - **Bridgnorth.highways@Shropshire.gov.uk**

For consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway, precise details of all works within the public highway must be agreed on site with the Highway Authority

<http://www.shropshire.gov.uk/hwmaint.nsf/open/D8DAF1CB579FD61380256E2A004908E5>

HN14. Section 38 Agreement details

If it is the developer's intention to request Shropshire Council, as Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout, alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to: Highways Development Control, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND,

No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act 1980 entered into

<http://www.shropshire.gov.uk/hwmaint.nsf/open/7BD73DBD0D733532802574C6002E65E6>