

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 24/00672/REM

Highway Reference Number: 2024/0672/04/H

Application Address: Horiba Mira Ltd Mira Drive Lindley Nuneaton Leicestershire CV10 0TT

Application Type: Reserved Matters

Description of Application: Approval of reserved matters (Layout, Scale, Appearance and Landscaping) for Plot 44, within Zone 3 of the outline planning permission 11/00360/OUT and 14/00661/CONDIT

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: C/O Agent

County Councillor: Bertie Harrison-Rushton

Parish: Higham on the Hill

Road Classification: Unadopted / Private

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 115 of the National Planning Policy Framework (December 2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

The Local Highway Authority (LHA) has been consulted on a planning application at Horiba Mira Ltd, Mira Drive, Lindley, Nuneaton, Leicestershire, CV10 0TT for the Approval of reserved matters (Layout, Scale, Appearance and Landscaping) for Plot 44, within Zone 3 of the outline planning permission 11/00360/OUT and 14/00661/CONDIT.

The Applicant is proposing two semi-detached workshops which will include the provision of office and workshop facilities as indicated below:

FLOOR AREAS

44a Office - 595sqm

44a Workshop - 810sqm

44b Office - 744sqm

44b Workshop - 1,015sqm

Access to the site is from the south western side off Eastern Avenue with car parking directly along the front elevation of the building, including disabled car parking spaces providing easy access to the reception and workshop.

The Applicant has indicated the proposed parking provision in the drawing titled 'Site Plan - Base Build' drawing no. 21-092-03- SGP- ZZ- ZZ-DR-A-131010.

For Plot 44a the Applicant is providing 34 car parking spaces, including two Electric Vehicle (EV) charging bays and six parking bays to be provided with a cable route for a future electric charging point. Plot 44a will also include three disabled parking bays, 10 bicycle parking spaces and four motorcycles parking spaces.

For Plot 44b the Applicant is providing 41 car parking spaces, including two EV charging bays and eight parking bays to be provided with a cable route for a future electric charging point. Plot 44b will also include 3 disabled parking bays, 10 bicycle parking spaces and five motorcycle parking spaces.

After reviewing the proposed parking provision the LHA is satisfied that the proposals are in general accordance with the guidance set out in the Highway Requirements for Development Part 4, which is available at:

<https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2022/3/22/Highway-requirements-for-development-part-4-parking-standards.pdf>.

Whilst the LHA is satisfied the proposals are unlikely to result in inappropriate parking on the county highway network, it is strongly advised National Highways are consulted on the proposals, should they not have been consulted already, given the site is accessed off the A5.

The LHA have reviewed the drawing titled 'Proposed Highway Layout – Vehicle Swept Path Analysis', drawing no, 24-050/002 Revision A, and is satisfied that a four-wheel drive car can enter and exit the site safely and a 16.5m articulated vehicle can enter and exit the site safely through the north western entrance to the site.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the drawing titled 'Site Plan - Base Build' drawing no. 21-092-03- SGP- ZZ- ZZ-DR-A-131010. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

Date Received
15 July 2024

Case Officer
Harry McNicholas

Reviewer
BD

Date issued
23 August 2024