

**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: 23/01050/FUL

Highway Reference Number: 2023/1050/04/H

Application Address: FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB

Application Type: Full

Description of Application: Proposed steel fabrication workshop

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Paul Hamill

County Councillor: Bertie Harrison-Rushton

Parish: Cadeby

Road Classification: Adopted Unclassified

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 111 of the National Planning Policy Framework (2023).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a consultation for a full application for a proposed steel fabrication workshop (900sqm B2 use) at FP McCann, Brascote Lane, Cadeby.

The Applicant has submitted a Planning, Design & Access Statement ([PD&AS] Revision 0 – November 2023) in support of the proposals.

It is understood the current planning application seeks to further improve the existing FP McCann facility by providing a standalone steel fabrication building. This building would be used to manufacture steel links and other reinforcement components which are used in the manufacture of precast concrete products. This would allow the use of modern, automated machinery, reduce material waste and improve the overall efficiency of the fabrication process.

Trip Generation

Based on the submitted PD&AS, the proposals would not result in any additional employee/ visitor trips, or movements for materials in/out of the site.

Given the above, under the site specific circumstances, the LHA advise that the proposal would not have a severe impact on the level of traffic using Brascote Lane or turning onto/ off Ashby Road.

Site Access

The site is accessed via a private road, which is a continuation of Brascote Lane, an unclassified road subject to the national speed limit. Brascote Lane connects to Ashby Road, an A classified road (A447) subject to a 60mph speed limit.

The submitted PD&AS states that access will be via existing access roads and improvements already approved through permission 22/00420/FUL.

The LHA advise that given it is stated the proposals would not result in an increase in staff numbers at the site, or the number of vehicle movements for materials, it has no objection to the continued use of the existing access arrangements, or the proposed development using the arrangements required by the LHA as part of application 22/00420/FUL.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions (PIC's) along Brascote Lane within the last five years. One PIC has occurred at the junction of Brascote Lane with Ashby Road. This involved two vehicles colliding at the junction and was recorded as slight.

Given the proposals would not increase the number of staff on site, the LHA is satisfied the proposed development would not exacerbate the likelihood of PIC's occurring along Brascote Lane or at its junction with Ashby Road.

Informative

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
- The Public Right(s) of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
- The Public Right(s) of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
- If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.
- Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
- No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.

Date Received
9 November 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
30 November 2023