REVISED OBSERVATIONS

Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Highways, Transportation & Waste Management to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2009/0212/04
CE/EN Ref: Nil
Application Address: 2, SHACKERSTONE WALK, CARLTON, NUNEATON, CV13 0BY
Parish: Carlton
Applicant: Mr Tom Alun-Jones
District Planning Case Officer: James Hicks
Brief Description of Development: ERECTION OF TWO NEW DWELLING.

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	Yes	**New pedestrian access:**	Yes
Altered vehicular access:	Yes	**Altered pedestrian access:**	Yes

(c) On effect on Rights of Way: No

(d) On any new road proposal: No

(e) On application in general:

21/60 Shackerstone Walk - Unclass

County Councillor Ivan Donald Ould

RECOMMENDATIONS

Conditions

Before the first occupation of any dwelling, car parking provision shall be made within the curtilage of the dwelling on the basis of 2 spaces for a dwelling with up to three bedrooms and 3 spaces for a dwelling with four or more bedrooms. The parking spaces so provided shall not be obstructed and shall thereafter permanently remain available for car parking.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

Before first use of the development hereby permitted the access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the Highway boundary and shall be so maintained at all times.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

Before first use of the development hereby permitted, visibility splays of 2.0 metres by 17 metres shall be provided at the junction of the access with Shackerstone Walk. These shall be in accordance with the standards contained in the current County Council design guide and shall be so maintained in perpetuity. Nothing shall be allowed to grow above a height of 0.9 metres above ground level within the visibility splays.

Reason: To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.

The existing vehicular access shall be closed permanently within one week of the new access being brought into use and the existing vehicular crossings reinstated to the satisfaction of the LPA in consultation with the Highway Authority.

Reason: To reduce the number of vehicular accesses to the site and consequently to reduce the number of potential conflict points.

Note to Planning Officer
These revised comments are made on the basis of the amended plans (unnumbered) that you forwarded to the H.A via email on the 24/04/09. The access is now positioned further along the lane and indicates visibility splays of 2m x 17m.

Note to Applicant
All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager - (telephone 0116 3052202.)

Date Received	Date Of Inspection	Inspector	Signed Off
24/03/2009		Matt Lennon	27/04/2009