

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: 24/00442/CONDIT

Highway Reference Number: 2024/0442/04/H/R1

Application Address: Pharmacy Heath Lane Surgery Westfield Avenue Earl Shilton Leicester Leicestershire LE9 7RT

Application Type: Variation of Condition (s73)

Description of Application: Re-consultation. Application to vary conditions Condition 2 (Approved Plans), Condition 3 (Materials), Condition 4 (Drainage Details), Condition 5 (Construction Traffic Management Plan), Condition 6 (Access Arrangements), Condition 9 (Parking and Turning Facilities), Condition 12 (Landscaping), Condition 16 (Cycle Storage) 23/00119/FUL

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Mark Marsh

County Councillor: Richard Allen

Parish: Earl Shilton

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:

No objection

No objection to Variation of Conditions 2, 4 and 5.

No comments

Conditions 3 and 12 were not advised by the Local Highway Authority (LHA) who therefore have no comments to make on these details.

Other response

Condition 16 was not advised by the LHA, however the LHA previously provided comments within a response dated 14th May 2024. The LHA continue to raise no comments regarding the removal of Conditions 16 for the reasons previously stated.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been reconsulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on the Variation of Conditions 2, 4, 5, 6 9 and 16 of application reference 23/00119/FUL.

The LHA previously provided observations dated 14th May 2024 as referenced above, as part of these second highway observations, the LHA has reviewed the following revised submitted information:

- Amended Construction Management Plan dated April 2024 Rev A and authored by Avant Homes; and
- Avant Homes drawing number 1221-23-270 Rev A (Compliance Plan)

The LHA previously raised no objection to the variation of Conditions 2 and 4. Having reviewed the above listed documents in addition to the various house type drawings uploaded onto the LPAs website dated 24/07/2024, the LHA raise no further comments in respect of Conditions 2 and 4.

Condition 5

For the avoidance of doubt, Condition 5 is reproduced below:

‘Construction of the development and routing of construction traffic shall be in accordance with the Construction Traffic Management Plan dated 9 May 2023.’

Highways Comments:

As previously noted, the Applicant wishes to vary Condition 5 to a revised Construction Management Plan (CMP) which is to Avant Homes specification. The LHA previously objected to the variation of Condition 5 on the basis that the previous submitted detail regarding the construction traffic routing, as this referred to another development site. The LHA’s response further stated that a wheel wash facility should always be available on site.

Having revised the revised CMP submission, the LHA welcomes the amendments to paragraph 9.2 which details that all construction traffic will route via the A47 and avoid travelling via the town centre. The Applicant confirms on page 15 that a wheel wash facility *‘will be available at all times in the form of a manned jet wash with water bowser and drainage point in the event they are required’*. The LHA advise that it should be ensured that the wheel wash facility is set back approximately 10m from the highway boundary to ensure that passing highway users are not adversely affected by spray water.

In light of the above, the LHA raise no objection the variation of Condition 5.

Date Received
20 August 2024

Case Officer
Gabriella Garratt

Reviewer
DH

Date issued
30 August 2024