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: 2008/1022/04
CE/EN Ref: Previous on Plan-Conn 2007/1112/04 2007/7016/04 2006/6005/04 F660
Application Address: 59, HIGH STREET, BARWELL, LEICESTER, LE9 8DS
Parish: Barwell
Applicant: Tesco Stores Ltd
District Planning Case Officer: Philip Metcalfe
Brief Description of Development: DEMOLITION OF EXISTING DWELLING, GARAGE AND WORKSHOP AND ERECTION OF A1 USE RETAIL STORE AND TEN APARTMENTS WITH ASSOCIATED CAR PARKING, LANDSCAPING AND ACCESS.

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:

29/35 High Street - C5114 Traffic Sensitive

County Councillor Ruth Camamile

RECOMMENDATIONS

Conditions

Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.

Reason: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.

Before first use of the development hereby permitted, turning facilities shall be provided within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall be available for use at all times.

Reason: To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.

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

The car parking for the store shall be provided before the development is brought into use and shall thereafter permanently remain available for such use.

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.

The car parking shown within the curtilage of the site for the dwellings shall be provided before the dwellings are occupied and shall thereafter permanently remain available for such use.

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, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the Highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above ground level, in accordance with the current standards of the Highway Authority and shall be so maintained in perpetuity.

Reason: In the interests of pedestrian safety.

The proposed access layout including width and radii shall be provided as generally shown in the submitted drawing No:- 5655 -122.P7. All works to the access shall be fully complete prior to the development being brought into use. The access drive once provided shall be so maintained at all times.
NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.

Before the development hereby permitted is first used, cycle parking provision shall be made to the satisfaction of the LPA and once provided shall be maintained and kept available for use in perpetuity.

Reason: In the interests of the sustainability of the development and to encourage alternative transport choice.

Before first use of the development hereby permitted, visibility splays of 2.4 metres by 70 metres to the north east and 2.4 metres by 45 metres to the south west shall be provided at the junction of the proposed access with High Street. 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.

Prior to the development being brought into use the existing on street parking bays outside of No53 High Street shall be permanently removed the applicant shall seek (entirely at his own cost) to implement a no waiting at any time traffic regulation to replace them. 2 No replacement parking bays shall be provided within the curtilage of the development site and shall thereafter remain available order across the sites frontage to Desford Road.

Reason: In the interests of Highway safety, to seek to ensure that residents and visitors will not park outside the properties on Desford Road.

Notes to Applicant
In order to provide the visibility splays detailed above, it will be necessary to have the external menu casing removed from the external wall of No53. If after liason, the third party is unwilling to remove the menu casing then the Highway Authority should be informed.

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.)

Any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the highway authority.

Date Received	Date Of Inspection	Inspector	Signed Off
31/10/2008		Matt Lennon	2/12/08