REVISED OBSERVATIONS

Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Environment and Transport to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2009/0901/04
CE/EN Ref: Previous on Plan-Con 2009/0663/04 AU1173
Application Address: 96, Factory Road, Hinckley
Parish: Hinckley
Applicant: Mr B.Hood
District Planning Case Officer: James Hicks
Brief Description of Development: Outline application for demolition of existing building and erection of 14 apartments.

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	No	**New pedestrian access:**	No
Altered vehicular access:	No	**Altered pedestrian access:**	No

(c) On effect on Rights of Way: Yes

(d) On any new road proposal: No

(e) On application in general:

29/53 Factory Road - Unclass

Footpath U97 : From Factory Road to Upper Bond Street, Hinckley (northern link) - Plans

County Councillor : David Christopher Bill & Donald Owen Wright

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RECOMMENDATIONS

Conditions

If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the Highway boundary and shall be hung so as to open inwards only.

Reason: To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.

No walls, planting or fences shall be erected or allowed to grow on the Highway boundary exceeding 0.9 metres in height above the level of the adjacent carriageway.

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.

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/occupation of the development/dwelling 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.

Any existing vehicular site 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.

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 spaces shall be provided for each dwelling prior to occupation of the dwelling 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 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 7 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.)

Notwithstanding the submitted detais, 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 shared private drive shall be a minimum of 4.8 metres wide for at least the first 5 metres behind the Highway boundary and have 4 metres control radii on the southern side and 2

metres conrol radii on the northern side of its junction with the adopted road carriageway. 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.

Note(s) to Planning Officer
These revised comments are made on the basis of the amended plan numbered 5594P-01A.

In order to mitigate the impacts of the development on the highway network, the following contributions are required:

1 x travel pack per dwelling - £34 per pack / dwelling.

2 x bus passes per dwelling - £839.26 per dwelling (based on Arriva 6 monthly passes at current prices).

Improvements to 2 x nearest bus stops to include; raised kerbs; timetable cases (where these do not already exist) - £3405.00 per stop.

Note(s) 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
10/03/2010		Matt Lennon	23/04/2010