
FROM: Highways Development **TO:** Planning Development Manager

REF: SO

DOC: <>

DATE: 23 March 2018

Comments on Planning Application No: 18/00119/FUL.

Development: Construction of 5 No. detached houses and associated works

Location: Land South Of Grove Street Ashton

Please include with any approval

CONDITION (vis splays allowing railings)

A clear view shall be provided on both sides of the site access where it meets the footway. It shall measure 2.4metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above the access, except for vertical iron railings to a design that includes rails of not greater than 15mm diameter spaced at not less than 100mm intervals.

REASON ENGR2 To allow users of the site access and highway to see each other approaching.

CONDITION

Prior to occupation, the car parking indicated on the approved plan shall be provided to the full satisfaction of the Local Planning Authority and thereafter kept unobstructed and available for its intended purpose. The area shall be maintained and kept available for the parking of vehicles at all times.

REASON To ensure adequate car parking arrangements.

NOTE 43A NFAI

The applicant's attention should be drawn to the need to consult the Engineering Service, Council Offices, Tame St, Stalybridge, regarding the street names/postal numbers for the proposed development. [REDACTED]

GRAMPIAN CONDITION

Prior to commencement of work on site the applicant shall undertake a condition and dilapidations survey of the highway fronting the site and giving access to the site and prepare and submit a report to the Engineering Operations Manager. The developer will be responsible for making good any damage caused to the highway by the development works or by persons working on or delivering to the development. Any damage caused to the street during the development period shall be reinstated to the full satisfaction of the Highway Authority prior to the occupation of any part of the development.

REASON To secure the provision of satisfactory access to the site and in the interests of road safety.

NOTE

The applicant's attention should be drawn to the need to intercept surface water draining from the proposed development prior to its entering the highway across a footway to meet the requirements of Section 163 of the Highways Act 1980

CONDITION

The development hereby approved shall not be occupied/brought in to use until the road works and traffic management measures necessary to secure satisfactory access to the site have been completed in accordance with details having been agreed in writing previously with the local planning authority.

REASON To secure the provision of satisfactory access to the site and in the interests of road safety.

NOTE

Works to include construction of new adopted access road including street lighting and drainage; offsite works on highway including at junction with Lindisfarne Rd

CONDITION ENG7

The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented to the full satisfaction of the Local Planning Authority and retained in operation through the duration of the building works.

REASON To ensure safe and adequate site access arrangements.