

Planning Application Comment

From: DoNotReply@tameside.gov.uk  
Sent: 18 March 2018 14:32  
To: Planning Mail  
Subject: Planning Application Comment

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Planning Application Comment  
Allocated Request Number: 21053254  
Service Id: 440  
Dated: 18/03/2018 14:32:06

Planning Application Number: 18/00119/FUL Date Of Application: 12/02/2018  
Proposal: Construction of 5 No. detached houses and associated works  
Site: Land South of  
Grove Street  
Ashton-Under-Lyne  
Tameside

Comments From:



Comments On The Proposal...  
Dear Sirs,

With regards to this application, we must object to the current access proposals utilising Lindisfarne Road as the means for Vehicular Access on safety grounds.

The existing footpath running across the top of Lindisfarne Road is an historic right of way and is heavily used by members of the public for access across the adjoining field to Daisy Nook Country Park and also leisure activities such as running and dog walking.

The current public footpath between Lindisfarne Road and Grove Street is 1.8m wide and is heavily utilised by pedestrians and others for access via Grove Street to Newmarket Road for Bus Transport to Manchester and Tameside Hospital. This access must be safely maintained at all times, as there is no other suitable access route off the current housing estate to Newmarket Road, including elderly and disabled residents from Daisy Nook Care Home and Johnnie Johnson Sheltered Housing.

When Lindisfarne Road was built over 35 years ago, an adoptable turning head was provided, as there was no intent that Lindisfarne Road was ever to be extended. On the other hand, Grove Street does not currently have an adoptable turning area. The new development could be reconfigured to provide one.

The current footpath between Lindisfarne Road and Grove Street is 1.8m wide. The current highway layout only proposes a footpath width of 1.2m shared with the highway. This does not meet minimum adoptable standards and is less than the current footpath width. In addition, as it is shared with the highway, it is likely that vehicles will use it as a parking area forcing

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pedestrians into the road.

We would suggest that vehicular access to the site should be off Grove Street, which is an adopted highway with 1.8m wide footpaths to both sides, on the grounds of safety with pedestrian/vehicular segregation, this would negate the need for traffic to cross any existing historic public footpaths or an increase in traffic along a narrow residential Lindisfarne Road with resident on road parking or through the adjoining existing residential housing estate.

We believe that with careful consideration to the above points a more practical, safer and suitable external adoptable layout with access off Grove Street could be achieved without detrimental affect to the proposed scheme and local environment.

In addition, please would the planners ensure the following:

1. The public footpath linking Lindisfarne Road to Grove Street is safely maintained at all times without obstruction.
2. Lindisfarne Road and adjoining streets are not obstructed or nuisance caused by inconsiderate parking by the Developer/Contractors employees.
3. The Developers proposals makes no reference to the drainage of the site and the use of SuDs. As the site is currently 'greenfield' it assumed that the Council in line with current Government, National and the Councils Local Guidelines will ensure that suitable drainage will be provided to meet these requirements and not increase flood risk to the local environment.

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