

Graeme Thorpe

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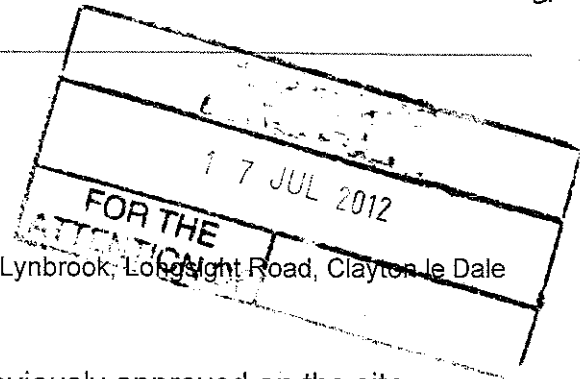
Sent: 17 July 2012 10:48

To: Graeme Thorpe

Cc: ENV EPP Customer Service Area East

Subject: FW: Consultation on planning application 3/2012/0533 Lynbrook, Longsight Road, Clayton le Dale

Graeme



The changes to this application compared with that previously approved on the site (Ref. No 3/2012/0187) do not raise any further highway implications. Therefore my comments are the same as before, as follows:

I am satisfied that an adequate visibility splay can be provided at the proposed access point, provided that the existing telegraph post adjacent to the driveway is moved back slightly and the hedgerow to the east is pruned back and kept suitably maintained. The proposed driveway already has the benefit of a dropped kerb and so no further engineering works will be required at the access to the highway.

I therefore have no objections to this proposal, subject to the following conditions:

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5 metres behind the nearside edge of the carriageway of Longsight Road. The gates shall open away from the highway. Reason: To permit vehicles to pull clear of the carriageway when entering the site.
2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.
3. The vehicular parking and turning space shall be laid out as detailed on the submitted plans and be available for use before the development is brought into use. Reason: Vehicles reversing to and from the highway are a hazard to other road users.
4. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed driveway from the nearer edge of the carriageway of Longsight Road to points measured (a) 90 metres to the west along the nearer edge of the carriageway of Longsight Road and (b) 90 metres to the east along the centreline of the carriageway of Longsight Road, and shall be constructed and maintained at verge/footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the site access

Regards

Mark Hornby BEng MSc MCIHT
Principal Engineer (Developer Support)
Environmental Services East

17/07/2012