

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: 17/05283/FUL

Proposed Development: Demolition of mechanics garage. Erection of three dwellings including altered access and six car parking spaces

Location: E And I C Skaife Auto Services Ripon Road Pateley Bridge North Yorkshire HG3 5NL

Applicant: DM & IC Skaife

CH Ref: **Case Officer:** Stephane Mugisha

Area Ref: **Tel:** 01609 780 780

County Road No: **E-mail:** Area6.Boroughbridge@northyorks.gov.uk

To: Harrogate Borough Council
Planning & Development
P.O Box 787
HARROGATE
North Yorkshire
HG1 9RW

Date: 16 February 2018

FAO: **Copies to:**

Note to the Planning Officer:

the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. There shall be a hard margin between the boundary wall and the proposed access location to prevent vehicles entering the site through the parking bay. Cars are to use the access shown on the proposed plan only.

2. HC-07 Private Access/Verge Crossings: Construction Requirements

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

17/05283/FUL

(vi) The final surfacing of any private access within **10 metres** of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

HI-03 INFORMATIVE-Condition HC-07

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

REASON

To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

3. HC-10 VISIBILITY SPLAYS

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of **2.4m x 31m** measured along both channel lines of **Ripon Road**. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

REASON

In the interests of road safety.

INFORMATIVE

An explanation of the terms used above is available from the Highway Authority.

4. HC-15 PARKING SPACES TO REMAIN AVAILABLE FOR VEHICLE PARKING

Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on the Proposed Plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

REASON

To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

5. HC-18a PRECAUTIONS TO PREVENT MUD ON THE HIGHWAY

There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

17/05283/FUL

submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal

REASON

To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

Signed:

Stephane Mugisha

For Corporate Director for Business and Environmental Services

Issued by:

Boroughbridge Highway Office
Stump Cross
Boroughbridge
York
North Yorkshire
YO51 9HU

e-mail: Area6.Boroughbridge@northyorks.gov.uk