

Memo

Date: 14th December 2020

To: Sam Pierce

Your Ref: 20/75551/FUL

My Ref: 20/75551/FUL

Subject: 107 Light Oaks Road

Proposal: Erection of 4-bedroom detached house within existing side garden area

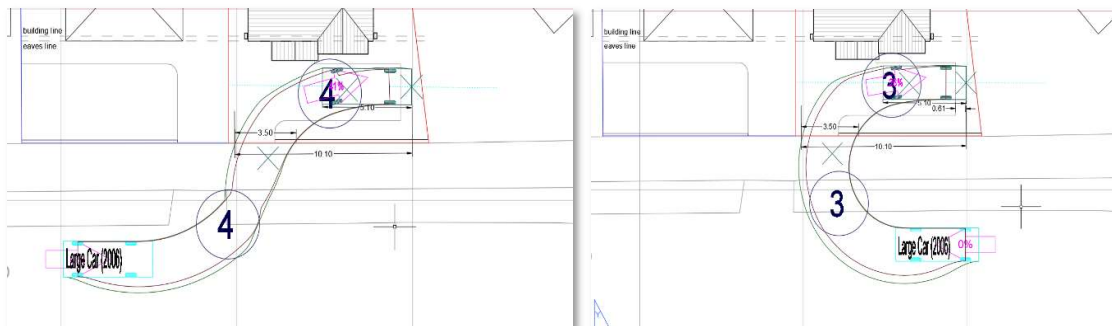
Location: 107 Light Oaks Road, Salford, M6 8WP.

Highway comments:

Application is erection of 4-bedroom detached house within existing side garden area of property 107 Light Oaks Road and creation of a in curtilage parking area for 1 vehicle, provision of new pedestrian / vehicular access point.

The Local Highway Authority have raised the following issues which needs to be addressed prior to the planning application receiving approval by Local Planning Authority:

- There are no details of the proposed vehicular access gate and gate column for both existing and proposed dwelling, recommendation:
 - ❖ To allow for sufficient visibility between pedestrian on footway and emerging vehicle, the boundary wall adjacent to the access point needs to be no higher than 0.6m for non-permeable wall and higher should permeable in the form of decorative steel guard railing.
 - ❖ The driveway access point needs to have a minimum un-obstructed opening of 3m wide to allow sufficient space for the swept path of a large car to safely enter or leave the driveway. Dimension should be provided
 - ❖ if the applicant intends to install gates it must swing inwards and any parking spaces must be set behind the swept path of the gate in the open position. this should be demonstrated.
 - ❖ The parking space associated to the proposed dwelling is not accessible due it is acute angle and close proximity to the access point. Please see swept path analysis below. I would recommend increasing the length of the parking space / forecourt area to have



a minimum length of 10m and provide an un-obstructed minimum access width of 3.5m to enable the swept path of a car reversing from the highway to the in-curtilage parking area. As there is insufficient room for a split swing gate, in this instance an internal sliding gate would be recommended.

- The existing vehicular crossover point (drop kerb) for existing dwelling needs to be extended to the east by at least 4m to cover the proposed access point of the new dwelling. This should be shown on approved plan.

- ❖ In terms of the construction of the vehicular crossover point, the developer must arrange a Condition Survey with the Local Highway Authority, should the footway is not constructed to withstand the constant passing and re-passing of vehicular traffic and therefore, the footway may need to be upgraded to the City Council's current specification or to an alternative construction that is recommended by the council engineers.
- ❖ More information of the provision of Dropped Kerbs in Salford can be found on the SCC website here <https://www.salford.gov.uk/parking-roads-and-travel/footpaths-and-pavements/dropped-kerbs-car-access-to-properties/>.
- ❖ Please note that all works to the highway to be delivered by an S171 agreement and Greater Manchester Roads Activities Permit Scheme (GMRAPS).
- No boundary treatment the between the existing and propose dwelling, this should be accurately shown, recommendation:
 - ❖ The proposed driveway / parking space of the existing property will be impacted by the installation of a boundary treatment. Although the recommended parking space width is 2.4m but this must require an additional un-obstructed space to the side of the parking space to allow for driver or passenger to get in on one side of the vehicle. Therefore, would recommend a minimum un-obstructed width of at least 3m between property wall and boundary fence / wall.
- Please note that there is a bus stop pole and flag located outside the application site – during the request for pre-application the LHA have requested that the applicant must consult with TfGM Route Equipment Team (shelter@tfgm.com) of which appears to be not actioned. However, the LHA have consulted TfGM on behalf of the applicant and is current awaiting for their decision on the retention of the bus stop or have no objection to the planning application.

Additional note to developer:

Dilapidation Survey / Condition Survey:

- Developer shall contact John Horrocks to arrange a full dilapidation/Condition Survey of all adopted highways surrounding the site prior to works commencing on site. Tel: 0161 603 4046

Highway Permits / Licensing:

- Applications for all forms of highway permits/licenses shall be made in advance of any works being undertaken on the adopted highway Note: NO boundary fencing shall be erected or positioned on any part of the adopted highway prior to first seeking the relevant permits/licenses from the Local Highway Authority Tel: 0161 603 4046

General Highway Information:

- Requests for general Information regarding the adopted highway network shall be directed to the Local Highway Authority – John Horrocks- 0161 603 4046

Kind regards

Steve Ho

Highways Development Control

Tel 0161 779 4896

Email Steve.ho@salford.gov.uk