

## **ADDENDUM REPORT PLANNING COMMITTEE 13 January 2011**

**Item: 6.1**

**Site: River View, Plymouth**

**Ref: 10/01680/FUL**

**Applicant: Sanctuary Housing Association**

**Pages: 1-18**

The Highway Officer has now provided comments, stating support for the application subject to the following conditions:

### **STREET DETAILS**

(14) Development shall not begin until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

### **COMPLETION OF ROADS AND FOOTWAYS**

(15) All roads and footways forming part of the development hereby permitted shall be completed in accordance with the details approved under condition (14) before the first occupation of the penultimate dwelling.

Reason:

To ensure that an appropriate and safe access is provided in accordance with policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

### **CYCLE PROVISION**

(16) No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plan and details previously submitted to and approved in writing by the Local Planning Authority for 22 (10 in Block 'A' & 12 in Block 'B') bicycles to be securely parked.

Reason:

In order to promote cycling as an alternative to the use of private cars, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

### **CYCLE STORAGE**

(17) The secure area for storing cycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To ensure that there are secure storage facilities available for occupiers and visitors, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## CLEARANCE OF STRUCTURES OVER THE HIGHWAY

(18) No part of the development hereby approved shall have less than 2400 mm of vertical clearance between the surface of the footway and the underside of any part of a structure that might over-sail the highway; or less than 450 mm of horizontal clearance between the face of any structure and the carriageway.

### Reason:

In the interest of public safety and convenience and the free flow of pedestrian and vehicular traffic on the highway, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-20210) 2007.

### INFORMATIVE

(2) It should be noted that the public highway may not be closed off until such time as the stopping up process, carried out in accordance with Section 274 of the Town & Country Planning Act 1990, has been properly concluded and the public rights extinguished, and where any premature closure or obstruction of the highway may jeopardize the stopping up process.

**The above conditions and informative are recommended be added to those in the officers report.**