Suggested Highway Conditions

05 December 2022

These conditions have been shared with the applicant and the planning authority and it is expected that discussion will take place over the following days

These are without prejudice, the numbering relates to the previous appeal.

Condition 4 provision of the CEMP Highlighted are the highways aspects of the CEMP, I cannot comment on the others

Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

a) Hours of operation, site office locations, delivery, and storage of materials details.

b) Vehicle parking, turning, and loading arrangements.

c) Construction Traffic Management Plan.

d) Construction Dust Management Plan including wheel washing measures to control the emission of dust and dirt during construction including on the public highway.

e) Waste management plan.

f) Measures to limit noise and vibration from construction activities.

g) Risk assessment of potentially damaging construction activities.

h) Identification of ‘biodiversity protection zones’.

i) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

j) The location and timing of sensitive works to avoid harm to biodiversity features.

k) The times during construction when specialist ecologists need to be present on site to oversee works.

l) Responsible persons and lines of communication.

m) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

n) Use of protective fences, exclusion barriers and warning signs.

o) A scheme for early structural planting.

p) Measures to provide temporary localised surface water run-off management systems for construction stage activities.

q) A soil management plan for construction stage activities.

r) A Bird Hazard Management Plan (BHMP) to minimise the risk of bird strike.

The development must be carried out in accordance with the approved CEMP

I would like to add to the clauses

S) Protection of any public rights of way within or adjacent to the site specifically PROW13/21 which is likely to be crossed by construction vehicles

T) Before and after condition survey to identify defects to highway in the vicinity of the access and within the development to the south.  Then, where necessary, ensure repairs are undertaken at the developer expense where caused by development construction traffic.

**Reason** for the additions is to ensure that the PROW and its users are protected during construction of the site and to ensure that the highway and any new roads that are intended for adoption are not left in a damaged state after construction is complete.

9.  Prior to the occupation of any dwelling the access from the approved development (application UTT/21/3269/DFO) to the south shall be provided as shown in principle in drawing number 70084697-WSP-XX-XX-DG-TP-00001 Rev P01 including 6m carriageway, 1 x 2m width footway, 1 x3.5m width shared cycleway/footway and the layout changes to the approved application. But excluding indicative layout detail on drawing 4697-WSP-00-XX-DR-CV-05101 Rev P01 which is a reserved matter.

**Reason** to allow safe and suitable access for all users through the approved layout to the south.  Note the indicative layout out show a cross roads immediately to the north of the access which is unlikely to be acceptable. The detail of the layout has not been commented on as it is a reserved matter and not for determination in this application.

Wording has been changed to reflect the drawing number and make clear that the indicative layout is not part of the condition.

10. Prior to the occupation of any dwelling the following transport infrastructure shall be provided:

1. Provision of real time passenger information within the shelter at the bus stop on the east of Station Road (Railway Station (o/s) ATCO number 1500IM2128) and a replacement pole, flag and real time passenger information sign at the bus stop on the west of Station Road (Railway Station (near) ATCO number 150018012004). (commuted sum for maintenance in S106)
2. cycle parking facilities at the station a minimum of 5 secure covered spaces close to the station and a minimum of 2 Sheffield Stands at local shopping area, facilities to be situated on highway land details to be approved by the highway authority.

**Reason:** To promote sustainable transport and provide infrastructure to support the Travel Plan

11) Prior to the commencement of the development, a scheme showing the footway cycleway network across the site and including a minimum of two convenient, direct routes linking to the proposed cycleway/footway to be provided as part of application UTT/21/3269/DFO and a minimum of three convenient, direct routes linking to the development to the south. The scheme shall provide details of surfacing, signing and lighting and shall be submitted to and approved in writing by the Local Planning Authority. The footway/cycleways shall be constructed in accordance with the approved scheme and made available for use prior to the occupation of the first dwelling hereby permitted.

**Reason:** To promote active travel and provide infrastructure to support the Travel Plan

12) Prior to the occupation of any dwelling hereby permitted an electrical vehicle charging point shall be provided in accordance with the Building Regulations  - Infrastructure for charging electric vehicles: Approved document S 2021 edition.

NB the Planning Authority may want to comment on this.