

<u>APPLICATION NO:</u>	23/00081/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Land Adjacent To Properties No. 372 - 378, Cronton Road, Cronton		
<u>PROPOSAL:</u>	CONSTRUCTION OF DROPPED KERB VEHICULAR ACCESS AND RETROSPECTIVE PERMISSION FOR RETENTION OF ACCESS TRACK		

Background

This application was presented to planning committee on 8th June 2023 with a resolution by committee that resolved that planning permission be granted subject to the conditions set out in the schedule contained in the report of the Executive Director (Regeneration and Development) and any other conditions that the Head of Planning and Building Control, in consultation with the Chairperson of the Planning Committee deems appropriate.

The full wording of the conditions set out in the schedule and with no additional conditions, the approved plans and informatives are provided below.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.
- 3) Prior to the installation of the dropped crossing a visibility splay of 2.4 metres by 60 metres in an easterly direction from the site access and a visibility splay of 2.4m x 43m in a westerly direction from the site access shall be provided at the proposed site access junction with Cronton Road. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times that the access is in use.

Reason: To ensure adequate visibility at the junction of the site access is made and maintained, and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.
- 4) Prior to the installation of the dropped crossing a landscape scheme for the provision of native species hedgerow behind the easterly visibility slay required for the access pursuant to condition 3 of this planning permission

shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:

- a) Planting plans, specifications and schedules, planting size, species/densities,
- b) A detailed regime for the establishment and ongoing/longer term maintenance of the hedgerow

The approved landscaping works shall be implemented and completed prior to the first use of the dropped crossing for the access hereby permitted, or within 1 month of the start of the planting season if the access is installed outside of the planting season.

The hedgerow, or any part thereof, planted in accordance with this condition which is removed, uprooted, destroyed, dies or becomes severely damaged or becomes seriously diseased within 5 years of planting shall be replaced within the next planting season by hedgerow of similar size and species to that originally approved and required to be planted.

Reason: To ensure that the existing visibility splay hedging is adequately replaced outside the visibility splay site in the interests of visual amenity and biodiversity having regard to its location and the nature of the proposed development and to comply with Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 5) Prior to the installation of the dropped crossing hereby approved the site access and the access track shall be hard paved and maintained thereafter in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority for a distance of not less than 10 metres back from where the access and track meet the public highway.

Reason: To prevent mud and other debris being carried onto the public highway in the interests of highway safety and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 6) Notwithstanding any submitted details a scheme for the design and layout of highway improvement works shall be submitted to and agreed in writing by the Local Planning Authority, and the agreed details implemented prior to the installation of the dropped crossing hereby approved. For the avoidance of doubt the works shall include introduction of dropped kerbs, verge crossover, and modifications to the edge of carriageway marking to diagram 1010.

Reason: To ensure the provision of safe and adequate means of access to the access track in the interests of highway safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/05/2023	001	-	Proposed site plan (1:500), Access

			detail (1:200), Location Plan (1:1250), Aerial of existing site access.
05/05/2023	Email	-	Email confirming access track to be as existing (at time of email) with regard to surfacing.
04/05/2023	Email	-	Email regarding why the access is needed and the use of the land.

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **Alan Kilroe**

Date: **14 June 2023**

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

- 2 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

Water from your driveway must not discharge onto the highway. Where your driveway slopes towards the road, you should ensure that a crossfall is applied to shed water to the side or that the driveway is constructed in an acceptable permeable material. It is an offence under Section 163 of the Highways Act 1990 to allow surface water from your premises to flow onto the highway.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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