

52-55 Friar Street & 12 Greyfriars Road, Reading

Response to RBC Highways Conditions

05/06/2017

162197 – N02-BB- RBC Highway Conditions Response

Introduction

1. Vectos are retained by CIP Property (AIPT) Ltd to provide traffic and transport advice in relation to their proposed redevelopment of a site located at 52-55 Friar Street and 12 Greyfriars Road in Reading.
2. Reading Borough Council, as local planning authority, have provided Conditions and Informatives relating to the highways aspects of the development in May 2017. The purpose of this note is to address and comment on the Conditions. The remainder of this note sets out Vectos' response to these Conditions.

Conditions

3. The Conditions and Informatives are outlined in **Appendix A**.
4. Vectos agree in principle to the majority of the Conditions set out within **Appendix A** with the exception of the condition relating to "Access constructed before development". The condition states;

"No development of the site shall commence until the access(es) has/have been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12."

5. Vectos dispute the necessity to provide access(es) prior to development as this is not essential for construction to begin nor have the existing site access(es) been identified as being a risk to road safety. The final access layout should be constructed prior to first occupation of any building following all major construction work on-site.

6. Accordingly, Vectos request that the Condition is amended to allow construction to begin prior to the access(es) being constructed. The following wording is recommended for the Condition;

"No part of the development shall be occupied until the proposed access has been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway."

Conclusion

7. Vectos agree, in principle, to the majority of Conditions relating to the highways aspects of the mixed use redevelopment of a site located at 52-55 Friar Street and 12 Greyfriars Road in Reading.
8. Vectos request that the Condition entitled “Access constructed before development” is amended to permit construction to begin prior to the final site access(es) being constructed with these accesses being constructed prior to occupation of any building on-site.

APPENDIX A

Ben Brogan

From: Hussain, Nagvinder <Neg.Hussain@reading.gov.uk>
Sent: 05 May 2017 09:47
To: Markwell, Jonathan
Subject: Friar Street & Greyfriars Road (162210) TRACKING DIAGRAMS and CONDITIONS/INFORMATIVES

Hi Jonathan

Apologies for the delay in getting back to you. There is no requirement for s106. I can confirm that the tracking information previously requested has been submitted and is deemed acceptable.

Conditions and Informative to be applied are as follows:

Access constructed before development (approved drawings).

No development of the site shall commence until the access(es) has/have been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

Provision of parking spaces (approved drawing)

No dwelling/building shall be occupied until the vehicle parking spaces have been properly surfaced and marked out/provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

Reason: To regularise the use of the available parking area and to reduce the likelihood of roadside parking which could be a danger to road users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

Bicycle storage

The covered bicycle storage spaces shown on the approved drawings shall be provided and equipped with secure Sheffield cycle stands before occupation of the dwellings to which they relate.

Reason: To encourage travel by sustainable alternatives to driving a motor car in accordance with the Local Planning Authority's approved transport policies in accordance with Core Strategy Policies CS23 and CS24.

Parking Permits

The residential flats hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager (Implementation) quoting the planning application reference specified in this Decision Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential flats hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential flats hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential flats for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential flats.

Reason: In order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring

residential properties by adding to the already high level of on street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

Construction Management Statements

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:

- (A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.
- (B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
- (C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
- (D) The erection and maintenance of security hoarding / scaffolding if required.
- (E) Wheel washing facilities
- (F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.
- (G) Footpath Closures / Road Closures needed during construction
- (H) Traffic Management needed during construction.
- (I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

REASON: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

Delivery / Service Vehicles

Prior to occupation of the development details of how service vehicle deliveries to the site will be managed shall be submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

Visibility splays before occupation

No building shall be occupied until all the visibility splays shown on the approved drawings have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

Travel Plan

Within 3 months of first occupation of development a Travel Plan has been submitted to and approved by the local planning authority. The plan shall include a full analysis of the existing / proposed modal split for staff and residents at the site, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the site.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23.

INFORMATIVES:

Access construction

The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.

Damage to the highway

The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

Incidental works affecting the highway

Any incidental works affecting the adjoining highway shall be approved and licenced by the Council's Highways section at 19 Bennet Road , Reading, RG2 0QX, telephone 0118 937 2138, before any development is commenced.

High-density residential development and car parking

The occupiers of the residential units will not be entitled to an on-street car parking permit in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12. The site is located close to local facilities, with frequent public transport services on nearby roads. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.

Works affecting the highway

Any works affecting the highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should be made aware that compliance with this document is mandatory and licences to work on the highway will only be issued if the requirements contained within it are met. A copy can be obtained at <http://www.reading.gov.uk/ltp/General.asp?id=SX9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

Kind Regards

Neg Hussain

Transport Development Control Advisor

Transport | Directorate of Environment and Neighbourhood Services (DENS)

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From: Markwell, Jonathan

Sent: 04 April 2017 15:55

To: Hussain, Nagvinder

Subject: RE: Friar Street & Greyfriars Road (162210) TRACKING DIAGRAMS

Thanks - on the assumption this is subsequently resolved, can you please advise me of your suggested conditions/any s106 requirements?

From: Hussain, Nagvinder
Sent: 04 April 2017 15:17
To: Markwell, Jonathan
Subject: Friar Street & Greyfriars Road (162210) TRACKING DIAGRAMS

Hi Jonathan

With reference to your email below and the submitted tracking diagrams.
The tracking diagrams submitted for the 10m Rigid, Refuse Vehicle and 7.5t Box Van are acceptable, however the tracking plan submitted for the 16.5m Artic is not, as the illustration shows it overhanging on to the footway causing an obstruction which would be detrimental to pedestrian safety.

Please ask the applicants agent to address the issue identified above.

Kind Regards

Neg Hussain
Transport Development Control Advisor
Transport | Directorate of Environment and Neighbourhood Services (DENS)

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From: Markwell, Jonathan
Sent: 04 April 2017 09:12
To: Hussain, Nagvinder
Subject: FW: Friar Street & Greyfriars Road (162210)

Neg,

Please see attached the swept path info. I would welcome your further observations as soon as possible please.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer
Planning Section | Directorate of Environment and Neighbourhood Services