

TOWN AND COUNTRY PLANNING ACT

HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT

DISTRICT:	Newark and Sherwood	Date received	05/07/2022
OFFICER:	Amy Davies		
PROPOSAL:	Proposed retail unit with parking and amended site entrance	D.C. No.	N/22/01298/FUL(6)
LOCATION:	Tesco Express Kirklington Road Rainworth Nottinghamshire		
APPLICANT:	Mr K Nijjar		

The applicant has re-submitted some of the drawings with the most recent amendments, which are as follows:

- Plan ref. "Swept Path" revision B, dated: June 2023 showing the manoeuvring within the existing Tesco site with the loading and unloading bay, which is proposed to be used for the proposed site.
- Drawing no. NG210AE-03-xx-dr-A-0013 rev. K, titled: Proposed Plans, dated January 2023, which shows the new access arrangements and off-street parking and include the new pedestrian/cage roll route between the proposed site and the existing Tesco site.
- Drawing no. NG210AE-03-xx-dr-A-0014 rev. M, titled: Proposed Plans, dated June 2022, which shows the new access arrangements, parking, loading and unloading areas, and a segregated pedestrian/roll cage route connecting the new site and the existing current Tesco site.

On the basis of the available information, the Highway Authority is content with the proposed development. In coming to this conclusion, the Authority has considered issues of highway access, capacity and safety, parking, servicing and sustainability and we would like to withdraw our previous objection subject to the conditions below:

Conditions:

1. Notwithstanding any submitted plans, no part of the development hereby permitted shall began until the new access off Kirklington Road is installed and the existing redundant access reinstated as footway as indicatively shown on the submitted plans in accordance with the details to be first submitted to and approved by the Local Planning Authority.
REASON: To enable vehicles to enter and leave the public highway in a slow and controlled manner and in the interests of general Highway safety.
2. Notwithstanding any submitted plans, no part of the development hereby permitted shall began until the existing access off Southwell Road East is widened and upgraded in accordance with details to be first submitted and approved in writing by the Local Planning Authority (LPA).

REASON: In the interest of highway safety.

3. No part of the development hereby permitted shall be brought into use until the new driveway and any parking and turning areas are surfaced in a hard bound material (not loose gravel) in accordance with the details on the approved plans. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.

REASON: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)

4. No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the discharge of surface water from the driveway to the public highway. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

REASON: To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

5. No gates shall be erected at the access to the development from the public highway.

REASON: To protect the free and safe passage of traffic, including pedestrians, in the public highway.

6. Details of measures to prevent the deposit of debris upon the adjacent public highway shall be submitted and approved in writing by the LPA prior to any works commencing on site. The approved measures shall be implemented prior to any other works commencing on site.

REASON: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)

7. No part of the development hereby permitted shall be brought into use until the segregated internal delivery route between the new retail unit and the adjacent site, currently occupied by Tesco store, is provided in accordance with the drawing no. NG210AE-03-xx-dr-A-0014 rev. M and no deliveries shall take place off the car park area with access off Kirklington Road. The loading and unloading area located within the car park with the access off Southwell Road East, shall be available for the new retail unit in perpetuity and shall not be used for any other purpose other than loading and unloading of the vehicles in association with either of the retail stores .

REASON: In the interest of highway safety.

8. No part of the development hereby permitted shall be brought into use until the new signage to the site's entrance off Kirklington Road prohibiting access and deliveries, as indicatively shown on the drawing no. NG210AE-03-xx-dr-A-0014 rev. M, is erected in the location to be first submitted to and approved in writing by the Local Planning Authority. The new signage shall be maintained and kept unobstructed for the life of the development.

REASON: In the interest of highway safety.

Notes to applicant:

Access requirements and access Re-instatement Works

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact the Highway Authority on hdc.north@nottscc.gov.uk or please call 0300 500 80 80 and ask for Highways Development Control Team for Newark and Sherwood for further details.

Building Works shall not project over the highway

No part of the proposed building/wall or its foundations, fixtures and fittings shall project forward of the highway boundary.

Prevention of Mud on the Highway

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

Signs

Non-statutory signs are not permitted within the limits of the public highway.

Traffic Regulation Orders

Depending on the final design of the access, the application may affect the existing TRO on Kirtlington Road. Any required amendments to the existing Traffic Regulation Order shall be completed before the development is brought to use to provide safe access/off-site mitigating works. The developer should note that the Order can be made on behalf of the developer by Nottinghamshire County Council at the expense of the developer. This is a separate legal process, and the Applicant should contact the Highway Authority's Customer Services on 0300 500 8080 for further information and guidance.