CONTROLLED

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Ask for Gemma Statham
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Our ref 82008361/31249
Your ref AVA/2020/1169
Date 19 January 2021

Dear Mrs Brooks

Proposed Residential Development on Land at 7 Gordon Road, Swanwick

I refer to the above mentioned planning application and comment as follows.

The application is an outline application with all matters reserved and the proposal is for up to four residential dwellings served from Gordon Road which is a private road.

Given the number of dwellings currently served from Gordon Road I do not consider that the proposal will have any detrimental impact on existing highway conditions and subject to a suitable turning area being provided for refuse and delivery vehicles.

The following conditions should be included on any consent granted.

1. Before any other operations are commenced, the existing vehicular and pedestrian access shall be modified to Gordon, laid out, constructed, all as agreed in writing with the Local Planning Authority.
2. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking and manoeuvring of residents and service and delivery vehicles, located, designed, laid out and constructed all as agreed in writing with the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.
3. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

The following notes should also be attached to any consent granted.

1. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's

responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

Yours sincerely

[redacted]

Highway Development Control