

Consultee Comments for Planning Application 22/01217/REM

Application Summary

Application Number: 22/01217/REM

Address: Land At Haverhill Business Park Phoenix Road Helions Bumpstead Essex

Proposal: Application for the Approval of Reserved Matters (in respect of Access, Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 15/01477/OUT granted 04.10.2016 for: Construction of access road and the erection of a freestanding drive-thru restaurant with car parking, goal post height restrictor, customer order displays and associated works.

Case Officer: Carol Wallis

Consultee Details

Name: Mr Martin Mason ECC Highways

Address: County Hall, Chelmsford CM1 1QH

Email: Not Available

On Behalf Of: ECC Highways

Comments

Dear Carol,

Thank you for your consultation dated 17th May 2022.

Having reviewed the submitted information, I confirm that from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following requirement:

1. Prior to commencement of the development the planning application drawings shall be revised and submitted to and approved in writing by the Local Planning Authority to show a footway/cycleway along the proposal site access road and footpath/cycleway connection off Phoenix Road (there is a footway/cycleway along both Bumpstead Road and Phoenix Road on the same side of the road as the proposal site)

The development shall be carried out in accordance with the approved drawings

Reason: To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking, in accordance with policy DM1 and DM9 of the Highway Authoritys Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

Notes:

- a) The above requirement should be imposed by way of negative planning conditions or planning obligation agreements as appropriate
- b) Prior to any works taking place in the highway the developer should enter into an agreement with the Highway Authority under the Highways Act 1980 to regulate the construction of the highway works
- c) All or some of the above requirements may attract the need for a commuted sum towards their future maintenance (details should be agreed with the Highway Authority as soon as possible)
- d) All work within or affecting the highway should be laid out and constructed by prior arrangement with and to the requirements and satisfaction of the Highway Authority, details to be agreed before commencement of the works. An application for the necessary works should be made to development.management@essexhighways.org

Thanks again & best wishes.

Martin