

Supplementary Item 7 – DM/0182/24/OUT

Report addendum

It should be noted that the proposed footpath to the side of 38 Humberston Avenue, linking the application site to Humberston Avenue itself, has been removed from the scheme.

Due to ownership issues that have been raised it would not be possible to provide the required continuous path across the whole frontage linking the main housing development to Humberston Avenue. Whilst this would have been a highway gain from the development which was sought by Officers and which the applicant was happy to provide it is not considered that this is required to make the development safe or acceptable in highway terms. As a result, conditions as recommended below.

Suggested amended conditions

6. Condition

The vehicular accesses to the plots shall be completed in accordance with the comprehensive engineering details hereby approved and be completed and ready for use prior to either house hereby approved being first occupied. The approved plans are as follows:

RD:5112-01 rev D Existing and Proposed Site Plans

RD:5112-30 rev A Vehicle Crossover Construction Details

Reason

To ensure that the proposed vehicle accesses are made up and in the interests of public safety and in accordance with Policies 5 and 36 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8. Condition – To be deleted

11. Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications. The approved plans have drawing numbers and titles:

RD:5112-01 rev D Existing and Proposed Site Plans

RD:5112-03 rev A Cross Section at Parklands Avenue – To be deleted

RD:5112-30 rev A Vehicle Crossover Construction Details

Reason

To ensure the development is in accordance with the approved details and results in a satisfactory form of development.

Suggested recommendation

As a result, there is now no requirement for a S106 Legal Agreement however due to this change to the plan it is considered that re-consultation of the amended plan of neighbours and Parish Council be undertaken and subject to no new planning issues

being raised the approval be delegated to the Director of Economy and Growth - Place when the consultation period has expired.



Existing Site Plan



Proposed Site Plan



Ross Davy Associates
 Feltam House, 1 Grosvenor Street,
 Grimsby, N.E. Lincolnshire, DN2 0QH
 Tel: 01472 347666
 Email: info@rossdavyhfd.co.uk
 Web: www.rossdavyhfd.co.uk

Project Proposed Development at
 Rear of 38 Humberston Avenue,
 Humberston,
 North East Lincolnshire

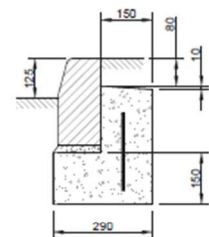
Drawing Title Existing and Proposed Site Plans

Drawn MD **Scale** 1:200

Date Aug 23 **Site** A1

Drawing No. RD:5112 - 01 D

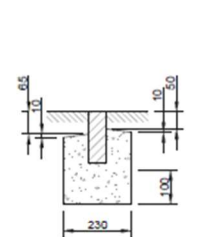
255mm x 125mm HB2 PCC KERB
TO BE BEDDED IN 25mm 1:3
CEMENT/SAND MORTAR.
CONCRETE BED AND HAUNCH
GRADE ST3
220mm x 10mm Ø DOWL BARS TO
BE PROVIDED AT 600mm
CENTRES



DETAIL A

SCALE 1:10

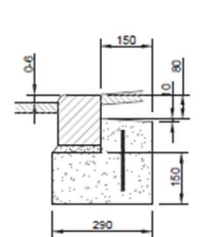
150mm x 50mm PCC EDGING
KERB TO BE BEDDED IN 20mm 1:3
CEMENT/SAND MORTAR.
CONCRETE BED AND HAUNCH
GRADE ST3



DETAIL B

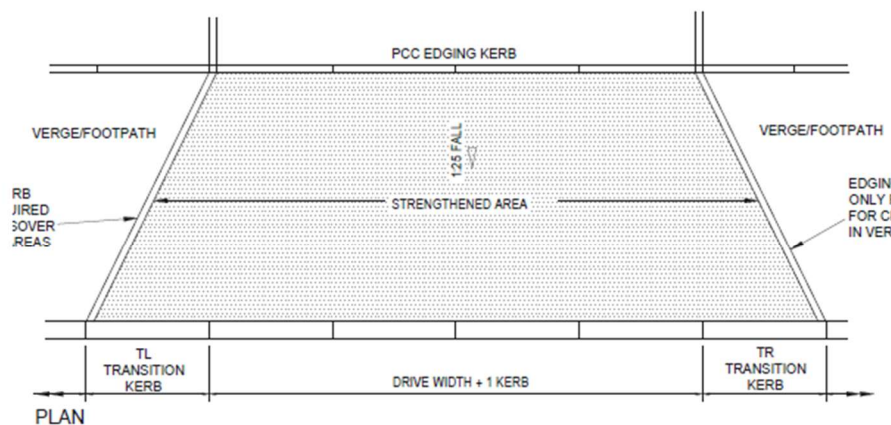
SCALE 1:10

150mm x 125mm PCC BN KERB TO
BE BEDDED IN 25mm 1:3
CEMENT/SAND MORTAR.
CONCRETE BED AND HAUNCH
GRADE ST3
180mm x 10mm Ø DOWL BARS TO
BE PROVIDED AT 600mm
CENTRES



DETAIL C

SCALE 1:10



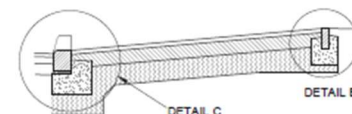
**ELEVATION
CROSSOVER DETAILS**

EXISTING KERBS TO BE REPLACED WITH
DROPPED KERB AND HAUNCHING REINSTATED
AS KERB DETAIL ABOVE

SURFACE 30mm THICK AC6 DENSE
SURF 100/150 TO BS EN 13108-1 AND
CLAUSE 9.4.

BINDER 120mm THICK AC20 DENSE
BIN 100/150 REC TO BS EN 13108-1 AND
CLAUSE 9.1.

SUB BASE 200mm TYPE 1 GRANULAR
MATERIAL TO CLAUSE 1.2.



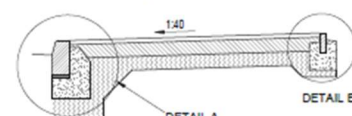
**ASPHALT VEHICULAR CROSSING SECTION
(FOOTWAY)**

SCALE 1:25

SURFACE 30mm THICK AC6 DENSE
SURF 100/150 TO BS EN 13108-1 AND
CLAUSE 9.4.

BINDER 60mm THICK AC20 DENSE BIN
100/150 REC TO BS EN 13108-1 AND
CLAUSE 9.1.

SUB BASE 170mm TYPE 1 GRANULAR
MATERIAL TO CLAUSE 1.2.



ASPHALT FOOTWAY SECTION

SCALE 1:25

NOTES
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCING ANY WORK OR SHOP DRAWINGS
DO NOT SCALE FROM THIS DRAWING
RCD CONSULTANTS LTD COPYRIGHT

1. ALL ADAPTABLE HIGHWAY WORK TO BE COMPLETED IN ACCORDANCE WITH NORTHEAST LINCOLNSHIRE COUNTY COUNCIL HIGHWAYS DEPARTMENT SPECIFICATION AND REQUIREMENTS.
2. ALL COMPONENTS AND MATERIALS ARE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, AND LAID AND BACKFILLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND THE RELEVANT BRITISH STANDARDS.
3. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, VERIFY ALL SITE AND SETTING OUT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE AND PROPER SETTING OUT OF THE WORKS AND FOR THE CORRECTNESS OF THE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.

REV	AMENDMENT	DATE	CHKD
P1	PRELIMINARY ISSUE	23.10.2024	RAC

PRELIMINARY

RCD

RCD CONSULTANTS LTD
EMAIL: rcd@rcc-consultants.com

CLIENT
MR GEORGE NEWTON

PROJECT
DEVELOPMENT AT 35 HUMBERSTON AVENUE
NORTH EAST LINCOLNSHIRE
HUMBERSTON

DRAWING TITLE
VEHICLE CROSSOVER
CONSTRUCTION DETAILS

CIVILS

SCALE DRAWN BY CHECKED DATE
AS SHOWN @ A2 STC RAC

DRAWING NUMBER REVISION
RD5112 - 30 A