

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2015/0488
Site address	Site of Oakleigh, Lawley Village, Telford, Shropshire
Proposal	Outline application for the demolition of existing dwelling and erection of 6no. dwellings with all matters reserved except for access ***AMENDED DESCRIPTION AND PLANS RECEIVED***
Recommendation	Outline Grant

At the previous meeting the Planning Committee expressed some concern over whether the required visibility splays could be provided. Following the meeting Officers requested that the Council's Highways Officers reconsider the proposal to ensure that the required visibility splay can be provided.

They have advised that several highway improvement works are required as part of this application that will be secured through the S106 Agreement. These include the provision of a new footway along the frontage of the site and the exact layout and position of the required kerb line is still to be established. In addition, the amendments to the parking area opposite the site still needs to be designed in detail. Both of these elements will need to be considered in conjunction with one another to ensure an appropriate layout and consistent road width along Glendale is achieved in addition to an improved drainage solution. Once these details have been finalised the position of the centreline of the new access road may need to vary slightly to accommodate these proposals.

Once the final designs of the above mentioned elements have been established the Council's Highways Officers are confident that the site access will be able to achieve the requisite visibility splays within the public highway and land within the applicant's control.

It is recommended that an additional condition is attached:

Notwithstanding the details shown on the approved plans no development shall commence until full details of the vehicular access to the site have been submitted to and approved in writing by the local planning authority. The vehicular access shall be implemented (and completed) in full accordance with the approved details prior to the commencement of any development on the approved dwellings and it shall be retained as such thereafter for the lifetime of the development.

Reason: In the interests of highway safety.