

Report to: **EXECUTIVE MEMBER ENVIRONMENTAL SERVICES**

Item:

Date: **15th March 2006**

Report of: **DIRECTOR OF ENVIRONMENTAL SERVICES**

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Report No.:

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EMES/29/06

TITLE OF REPORT:

**DEAKINS PARK, BOLTON
HIGHWAY ALTERATIONS NECESSITATED BY PRIVATE DEVELOPMENT**

NON-CONFIDENTIAL

This report does **not** contain information which warrants its consideration in the absence of the Press or Members of the public

RECOMMENDATIONS:

The Executive Member is recommended to approve in principle the proposed installation of traffic calming features necessitated by the Deakins Park development as detailed on drawing reference 313011/1, subject to consultation with local residents, utilising an agreement under Section 278 of the Highways Act, 1980.

DECISION:

Signed:

Leader/Executive Member

Monitoring Officer

Date:

An Equality Impact Assessment has been carried out in relation to this proposal and it has been concluded that there is no adverse differential impact on any particular social group.

SUMMARY OF REPORT

Planning permission for the redevelopment of Deakins Mill, Egerton, was granted on 2nd April 2004.

Conditions attached to the decision require the developers to provide traffic calming measures on the residential roads between The Hall Coppice and Longworth Road.

It is now necessary for the Council as Highway Authority to approve in principle the installation of traffic calming features.

BACKGROUND INFORMATION

Council policy for agreements under S278 of the Highways Act 1980 (Report EME/43/01)

1. BACKGROUND

- a) Planning permission for a housing development at Deakins Park, Egerton, for 127 apartments and 24 town houses was approved on 2nd April 2004 (Application no 66103/03).
- b) Attached to the approval were conditions requiring the implementation of traffic calming measures, on the residential roads between The Hall Coppice and Longworth Road, in the interests of road safety.

2. CURRENT SITUATION

The housing development is being constructed by Charles Topham who are required to fund the traffic calming measures.

3. PROPOSAL

- a) Subject to a satisfactory safety audit a new mini roundabout is proposed for the entrance to the development from The Hall Coppice.
- b) It is proposed to provide traffic calming on The Hall Coppice and Delph Brook Way. The implementation of features on Delph Brook Way could result in traffic diverting onto Dewhurst Clough Road. To counter this it is proposed to install traffic calming on Dewhurst Clough Road also.
- c) The planning application consultation process indicated that features would be provided on Barberry Bank. This is a cul-de-sac which now would not normally meet the criteria for traffic calming features (as a result of the traffic calming review). However as this traffic calming was included in the planning application consultation it is proposed that this should still be offered to Barberry Bank residents.
- d) The proposed layout is shown on drawing ref 313011/1 appended to this report.

4. FINANCIAL IMPLICATIONS

- a) Approved Council policy states that works, such as these, carried out under Section 278 of the Highways Act, are to be designed and implemented by the Council's Highways and Engineering Division.
- b) A second developer, Kennedy Homes, has obtained planning consent for the construction of eight detached properties off Delph Brook Way. Kennedy Homes have made a financial contribution towards the cost of implementation of the traffic calming features.
- c) Charles Topham will meet the remainder of the Council's costs with regard to design and implementation of the works. There are no financial implications for the Council.

5. IMPLEMENTATION

Conditions attached to the planning approval preclude the development being brought into use until the highway improvements have been implemented. The developer is eager for highway works to be undertaken.

6. CONSULTATION

Ward Members (Councillors Critchley and Wilkinson) have been briefed on the proposals. Ward Members had no adverse comment regarding the proposals as detailed. They are happy that the scheme goes ahead subject to the consideration of the views of frontagers.

7. RECOMMENDATION

The Executive Member is recommended to approve in principle the proposed installation of traffic calming features necessitated by the Deakins Park development as detailed on drawing reference 313011/1, subject to consultation with local residents, utilising an agreement under Section 278 of the Highways Act, 1980.

ES/EP/AJK

