

Your Ref: EPF/2669/17  
Our Ref: EPF/2669/17 - 20399  
Date: 19 October 2017



**Essex County Council**

CC: (by email) Cllr Gagan Mohindra  
Susan Anker, DM Team Leader - SMO3

Andrew Cook  
Director for Highways & Transportation

To: **Directorate of Planning & Economic Development**  
Epping Forest District Council  
Civic Offices  
High Street  
EPPING CM16 4BZ

County Hall  
Chelmsford  
Essex CM1 1QH

## Recommendation

Application No. EPF/2669/17  
Applicant Mr Brian Dalziel  
Site Location 93 Manor Road, Chigwell, IG7 5PN  
Proposal Outline application for demolition of existing house and garage and erection of proposed three detached dwellings with garages and associated works. (Revised application from EPF/2472/16).

### **From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following measures:**


1. Prior to the first occupation of the development the access arrangements and visibility splays, as indicated on drawing no.1470-03C, shall be implemented and retained in perpetuity for their intended purpose.  
**Reason:** To ensure that appropriate access and visibility is provided in the interests of highway safety.
2. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.  
**Reason:** In the interests of reducing the need to travel by car and promoting sustainable development and transport.
3. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.  
**Reason:** To avoid displacement of loose material onto the highway in the interests of highway safety.
4. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.  
**Reason:** To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety.

*Continued.*

**The above measures are to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, and policies ST4, ST5 & ST6 of the Local Plan.**

**Informative**

- i. There shall be no discharge of surface water onto the Highway.
- ii. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to: SMO3 - Essex Highways, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive, Brentwood, Essex, CM13 3HD.
- iii. Under Building Regulations B5, access for fire tenders is required to a point not further than 45 metres from the entrance to the dwelling. Any road or private drive forming part of such a fire access must be no less than 3.7 metres wide between kerbs (this may be reduced to 3.1 metres for a gateway or similar short narrowing) and should have a minimum centre line bend radius of 6.55 metres. The access way should be capable of carrying a 12.5 tonne vehicle. A cul-de-sac which is more than 20m long must have a turning head of a least Size 3.



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pp. Director for Highways & Transportation  
Enquiries to Matthew Lane  
Telephone: 03330 130591  
Email: [matthew.lane@essex.gov.uk](mailto:matthew.lane@essex.gov.uk)