

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **SBC20/02167/FL**

Proposed Development: Demolition of existing building and erection of building to provide commercial floorspace (Class E) at ground floor and accommodation for NHS key workers and students at the upper levels

Location: 50-59 Newborough Scarborough North Yorkshire YO11 1ET

Applicant: Buccleuch Property (Scarborough) Ltd

CH Ref: **Case Officer:** Matthew Baldwin

Area Ref: 4/10/1703 **Tel:** [REDACTED]

County Road No: **E-mail:** [REDACTED]

To: Scarborough Borough Council
Town Hall
SCARBOROUGH
North Yorkshire
YO11 2HG **Date:** 14th December 2020

FAO: Marcus Whitmore **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

There are concerns regarding the effect on the local highway network of the additional construction vehicles during the demolition of the existing building and construction of the proposed new development. There is also concern regarding access around the site and between the site and the university and hospital campuses.

The ideal route for site traffic will be to utilise Foreshore Rd, Eastborough and Newborough and exit using Newborough and St Thomas Street. Eastborough and Newborough must remain open to traffic at all times. Depending on the hoarding required around the site during the demolition and construction phases of the project, this may place additional restrictions on footway users and the additional tactile crossing, required

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in the recommendations, may have to be construction earlier than proposed to aid footway user movements.

Any site compound or routes between the site compound and site will have to be agreed beforehand with the Local Highway Authority prior to commencement. The Scarborough Borough Council owned car park on King Street may be suitable, subject to the relevant permissions being granted.

There will need to be a change in the 'on street' waiting, loading and parking provision on Market Street to cater for the new access, this will require a revision to the existing traffic regulation order. These changes will have to be undertaken through statutory processes including advertising and consulting on the changes and reported to County Council's Business and Environmental Services (BES) Executive Members overseeing the responsibilities of Corporate Director. The loading facility can be in the form of a short stay loading bay, operating within the same time frame as the Controlled Parking Zone at this location, giving some overnight residential parking or by the introduction of a 'no waiting at any time' restriction, which allows loading to take place. The 'on street' parking provision will mirror the current residents priority parking with exemptions for vehicles displaying a parking disc.

The floor plan shows secure cycle storage for 50 bicycles but there is no indication on the plans showing charging points near the cycle storage for e-bikes, this should be considered.

A section 106 contribution would be required to improve walking and cycling infrastructure/connectivity between the development, the hospital and University campuses and other facilities on the highway network. There is an ongoing LCWIP project preparing schemes linking and improving walking and cycling routes in and around Scarborough, one of these links is from the town centre to the hospital. This will be an important consideration for the new student nurses' accommodation proposal on Newborough. Hospital shift patterns may mean student nurses returning to their accommodation after the local bus service may have finished and so some form of concessionary taxi service / mini bus may need to be considered. Two tactile crossing points on Queen Street and Newborough will improve level access around the development.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-07 Delivery of off-site highway Works

The following schemes of off-site highway mitigation measures must be completed as indicated below:

- Provision of a tactile dropped crossing on Queen Street, Scarborough south of its junction with Market Street prior to the first occupation of the development.

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- Provision of a tactile dropped crossing on Newborough, Scarborough east of its junction with Queen Street prior to the first occupation of the development.

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

Reason for Condition

To ensure that the design is appropriate in the interests of the safety and convenience of highway users.

MHi-E Delivery of off-site highway works –(MHC07)

Notwithstanding any valid planning permission for works to amend the existing highway, there must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and North Yorkshire County Council as the Local Highway Authority. To carry out works within the highway without a formal Agreement in place is an offence.

MHC-13 Travel Plans

Prior to the first occupation of the development, a Travel Plan must be submitted to and approved in writing by the Local Planning Authority. The Travel Plan will include: -

- agreed targets to promote sustainable travel and reduce vehicle trips and emissions within specified timescales and a programme for delivery;
- a programme for the delivery of any proposed physical works;
- effective measures for the on-going monitoring and review of the travel plan;
- a commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation of the development, and;
- effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

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The development must be carried out and operated in accordance with the approved Travel Plan. Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation must be implemented in accordance with the timetable contained therein and must continue to be implemented as long as any part of the development is occupied.

Reason for Condition

To establish measures to encourage more sustainable non-car modes of transport.

MHi-J Travel Plans –(MHC-13)

Details of issues to be covered in a Travel Plan can be found in Interim Guidance on Transport Issues, including Parking Standards at: https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Interim_guidance_on_transport_issues__including_parking_standards.pdf

MHC-15B Construction Phase Management Plan- Small sites

No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. details of any temporary construction access to the site including measures for removal following completion of construction works;
2. restriction on the use of Queen Street and St Helen's Square to gain access for construction purposes, arrangements will have to be reached in case adverse weather and sea conditions do not allow the approved route to be used. ;
3. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
4. the parking of contractors' site operatives and visitor's vehicles;
5. areas for storage of plant and materials used in constructing the development clear of the highway;
6. details of site working hours;
7. details of the measures to be taken for the protection of trees; and
8. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason for Condition

In the interest of public safety and amenity

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MHi-R Statutory Processes

To make the proposals acceptable to the Local Highway Authority a change is required to the existing waiting, loading and parking provision to create a new loading provision and protect the access to the development. The loading facility can be in the form of a short stay loading bay, operating within the same time frame as the Controlled Parking Zone at this location or by the introduction of a 'no waiting at any time' restriction, which allows loading to take place. This is governed by legislation outside the planning process and administered by the Local Highway Authority. Consequently, you should not commence your permitted works until details of the revisions to THE BOROUGH OF SCARBOROUGH (PROHIBITION OF WAITING AND LOADING AND PROVISION OF PARKING) CONSOLIDATION ORDER 2011 on Market Street location have been submitted to the Local Highway Authority. The approved details will be required to undergo the legal process required, including any public consultation at the applicant's expense. Subject to the successful completion of this legal process the measures will be implemented at the applicant's cost.

Signed:

Matthew Baldwin

For Corporate Director for Business and Environmental Services

Issued by:

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