



Variation of Condition Application.

Ref: DA22072 - 20 Sheepfoot Lane

Date: 7th March 2024

Proposal: Widening of existing driveway with formation of new vehicular access and erection of front boundary wall and gates

Application to Vary Planning Condition - Widening of Driveway (Ref: 68678)

1. Introduction

This application is submitted to request a variation of Condition 3 of planning permission 68678, granted on February 16th, 2023, for the widening of an existing driveway with a new vehicular access, front boundary wall, and gates at 20 Sheepfoot Lane. Prestwich.

2. Condition to be Varied

Condition 3 of the permission requires detailed information on various aspects of the development to be submitted on a topographical survey before work commences.

3. Variation Requested

We request variations to specific parts of Condition 3 as follows:

3.1 Visibility Splays (Condition 3. Part 1)

The current requirement is to show visibility splays for a 30mph design speed on a topographical survey. The previous ingress and egress were further away from the centre of the site and yet these were safe. The new central access point is wider, further back from the road, and benefits from improved visibility due to the removal of previous foliage. The new arrangement is demonstrably safer (and certainly no worse) than the previous two ingress/egress points thus it is considered that this requirement is not necessary.

We request the removal of this requirement.

3.2 Tracked Turning Facilities (Condition 3. Part 2)

This section requires tracked vehicle turning within the property to be shown on plan. The available space demonstrably allows for safe turning of a family-sized vehicle.

We request the removal of this requirement.

3.3 Footway Reconstruction (Condition 3. Part 3)



This section require steh foo[path to be reinstated and made good wehere the new curb is dropped. We accept and will fulfill the requirement to reconstruct the footway and reinstate redundant crossings as part of the overall works coordinated with the highway maintenance team.

We request this section be changed to an instruction without requiring further information to be submitted.

3.4 Gate Design (Condition 3. Part 4)

This section requests confirmation that the gate will be either inward opening or sliding. The gate will be inward-opening.

We request this section be changed to an instruction without requiring further information to be submitted.

3.5 Wall Foundation (Condition 3. Part 5)

This section requires confirmation that the foundation of the new wall will not go under the footway. We confirm the wall foundation does not project under the footpath.

We request this section be changed to an instruction without requiring further information to be submitted.

3.6 Driveway Material (Condition 3. Part 6)

This section requires confirmation that the new driveway will be made of piorous/permanable material. We confirm the intentionis to use permeable/porous driveway materials or implement measures to prevent surface water runoff onto the highway.

We request this section be changed to an instruction without requiring further information to be submitted.

4. Conclusion

We believe the requested variations are reasonable and do not compromise the safety or integrity of the development. The improved visibility, ample turning space, and responsible construction practices ensure a safe and functional driveway and maintain the integrity and safety of the highway for vehicles and pedestrians.