

**Land At The Stables
Tanhouse Lane
Yate**

23-00913/TN/01/A

December 2023



Introduction

This Technical Note ('TN') has been produced by Corun Associates Ltd (Corun) as part of a proposed development of up to 3 dwellings on Land At The Stables, Tanhouse, Lane Yate.

The development has been permitted by South Gloucestershire Council (SGC) under Permission In Principle (PIP) application P23/01377/PIP.

The purpose of this technical note is to set out how the drawings submitted for Technical Details Consent have addressed the highway related comments and Conditions previously raised in relation to the development.

Highway Related Planning Conditions

The Notice of Decision relating to the development that was issued by SGC on 14th July 2023 does not include any specific highway related Conditions. However, the Circulated Schedule no. 27/23 dated 7th July 2023 includes a Consultation Response from SGC's Transportation Development Control team makes reference to previous applications at the site (P20/23932/F and P21/05061/F). The Transportation Development Control team did not raise any issues on those previous applications but during pre-application discussions they had suggested the following Conditions:-

- 1) Not to commence the development on site until the visibility splays of 2.4m by 50m are provided on both sides of the site access with all obstructions within such splays either removed or be reduced in height to 0.6m above the adjoining ground level. The said visibility shall then be maintained satisfactory thereafter.*
- 2) Provide off street parking for each dwelling as shown on the submitted and approved plans and subsequently maintain these satisfactory thereafter.*
- 3) Provide off street turning area for service vehicle in front of plot no. 2 all free from any obstruction and subsequently maintain it satisfactory thereafter.*

The drawings submitted for the Technical Details Consent include Corun drawing no. 23-00913/GA01 Rev A that shows the required visibility splay can be achieved within the existing highway boundary and annotates that the vegetation within the visibility splay shall be removed or reduced in height as required to maintain these splays.

The site layout plan includes for off-street parking at each dwelling as previously recommended with two spaces allocated to each dwelling.

Corun drawing no. 23-00913/SP01 Rev A demonstrates that the road layout within the proposed development will allow a 7.7m fire tender to access the site and turn in the area adjacent to plot 2. Furthermore, Corun drawing no. 23-00913/SP02 Rev A demonstrates that a large car can safely negotiate the site access junction whilst another large car is waiting to emerge.

Detailed Design And Technical Approval

The proposed site access will require work to be undertaken in the public highway and a small section of land will be offered for dedication as public highway. Detailed design drawings for the adoptable area of the access are included with the Technical Details Consent application and it is acknowledged that these will require technical approval through the Section 278 and Section 38 processes.

Conclusion

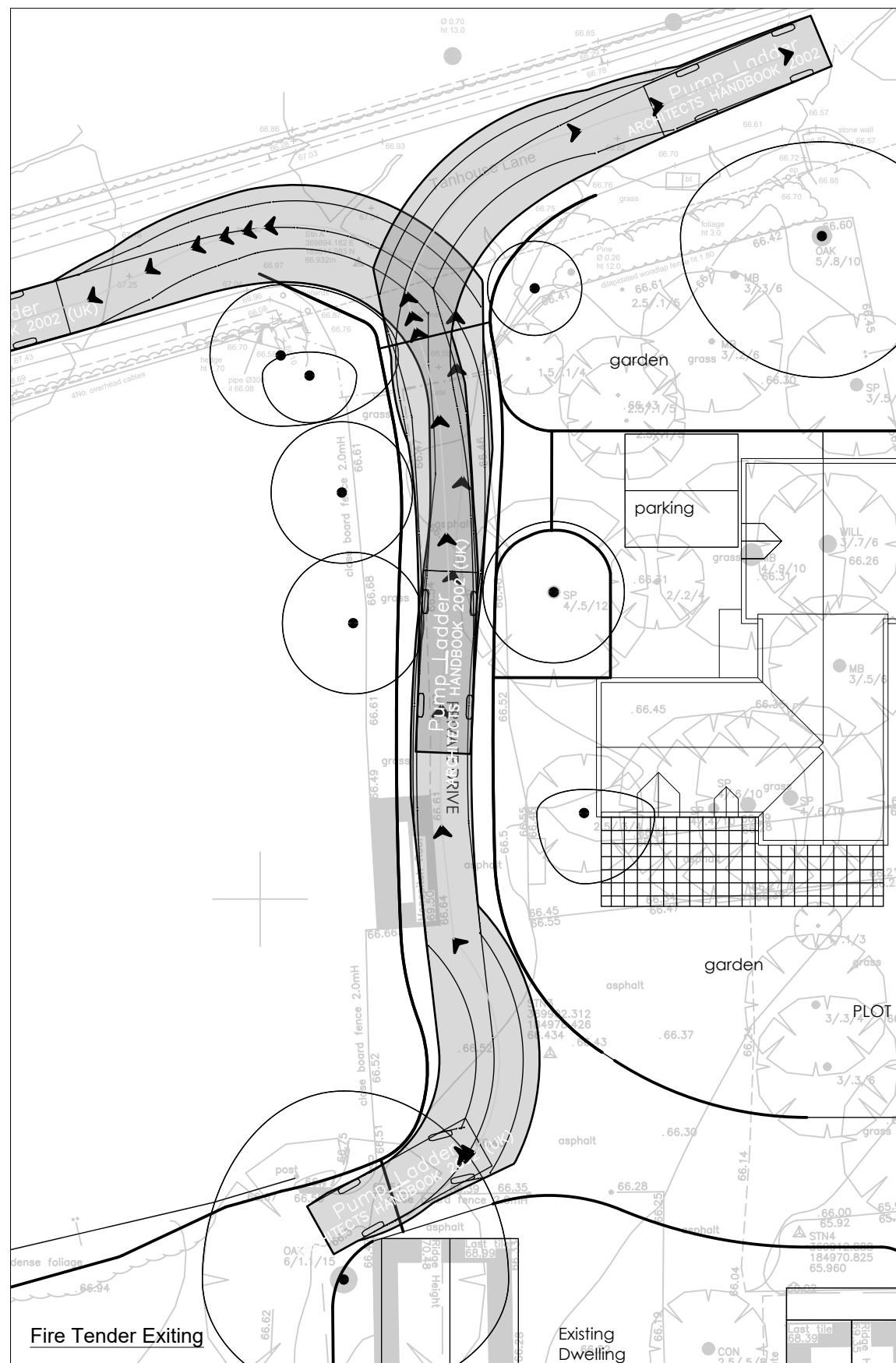
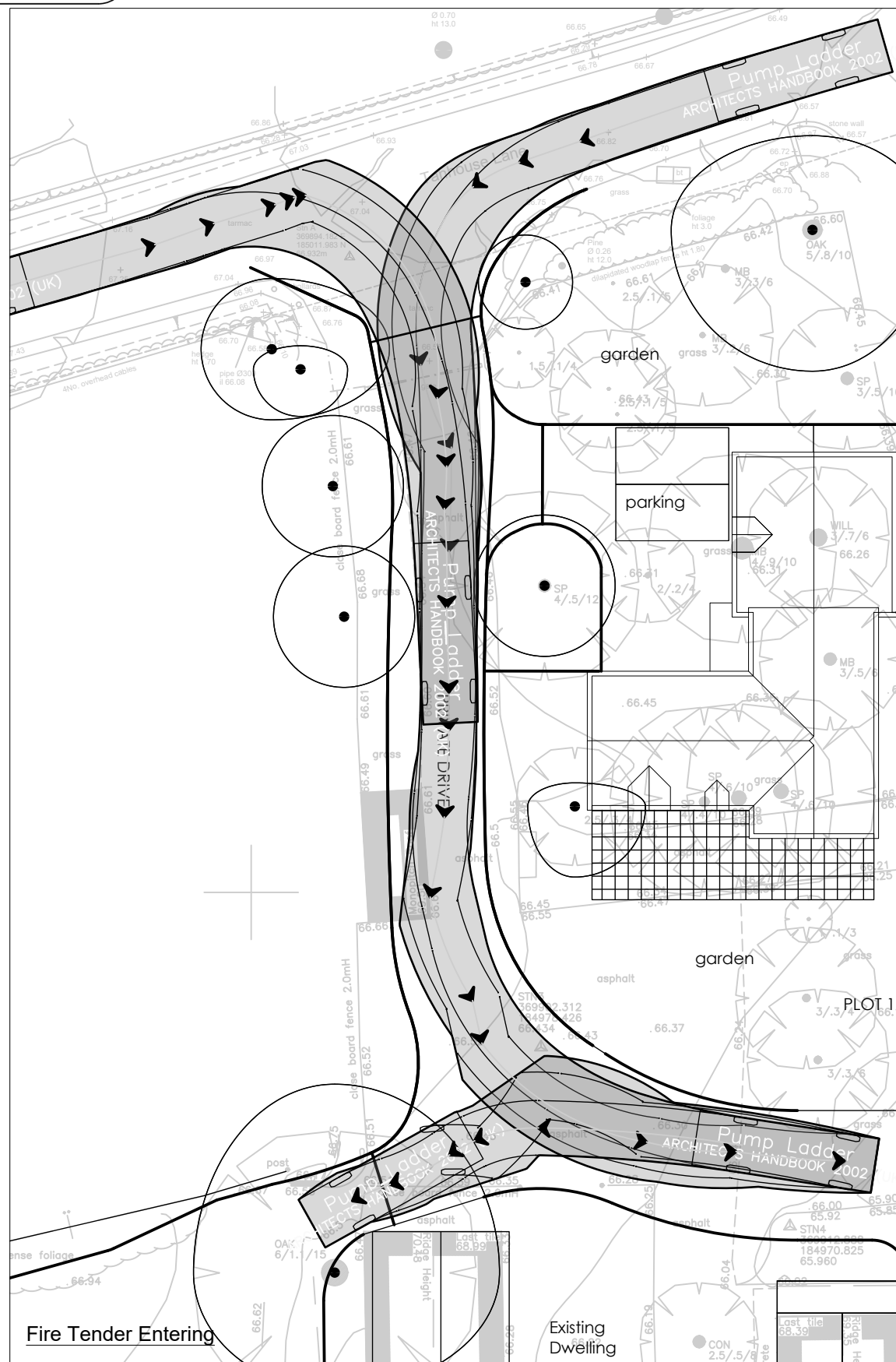
Whilst there are no specific highway related Conditions associated with the Decision Notice issued under application P23/01377/PIP the drawings issued for the Technical Details Consent application address the comments raised by SGC's Transportation Development Control team during previous applications at the site under P20/23932/F and P21/05061/F that were referred to in the Circulated Schedule no. 27/23.

Appendix A
Highway Drawings

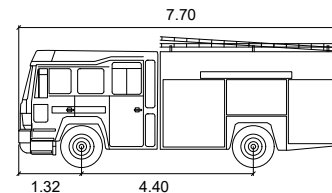
A3

ORIGINAL
PLOT SIZE

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NOTES:



Pump Ladder

meters
 Width : 2.32 Lock to Lock Time : 6.0
 Track : 2.32 Steering Angle : 34.3

Rev	Date	Details	Drawn by	Checked by
A	05.12.23	Latest site layout plan inserted	MP	MF

CORUN Corun Associates Ltd
Swansea
 Transport and Highway Engineering E swansea@corun.uk.com
W www.corun.uk.com

CLIENT:
Tanhouse Lane Developments Ltd.

PROJECT:
**The Stables
 Tanhouse Lane**

TITLE:
**Swept Paths Of
 Fire Tender**

STATUS:
INFORMATION

SCALE:	DATE:	DRAWN:	CHECKED:
1:250	24.10.23	MP	MF

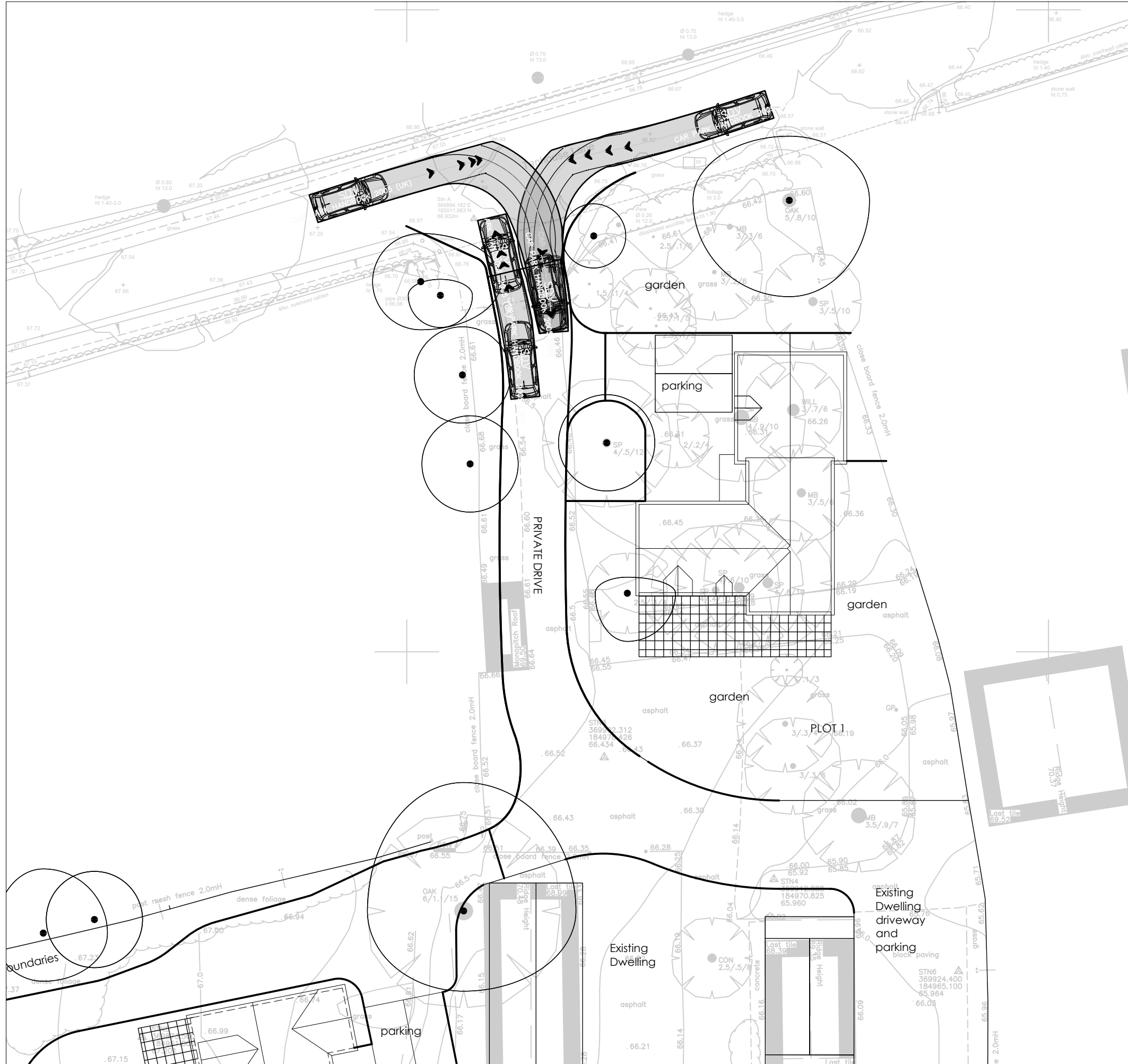
JOB NO:	DRAWING NO:	REVISION:
23-00913	SP01	A



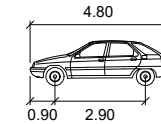
A3

ORIGINAL
PLOT SIZE

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NOTES:



SDV

	units
Width	: 1.80
Track	: 1.80
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

Rev	Date	Details	MP	MF
A	05.12.23	Latest site layout plan inserted	MP	MF

CLIENT:
Tanhouse Lane Developments Ltd.

PROJECT:
**The Stables
Tanhouse Lane**

TITLE:
**Swept Paths Of
Large Cars Passing
In Junction**

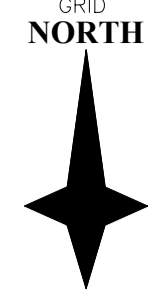
STATUS:
INFORMATION

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1:250	24.10.23	MP	MF

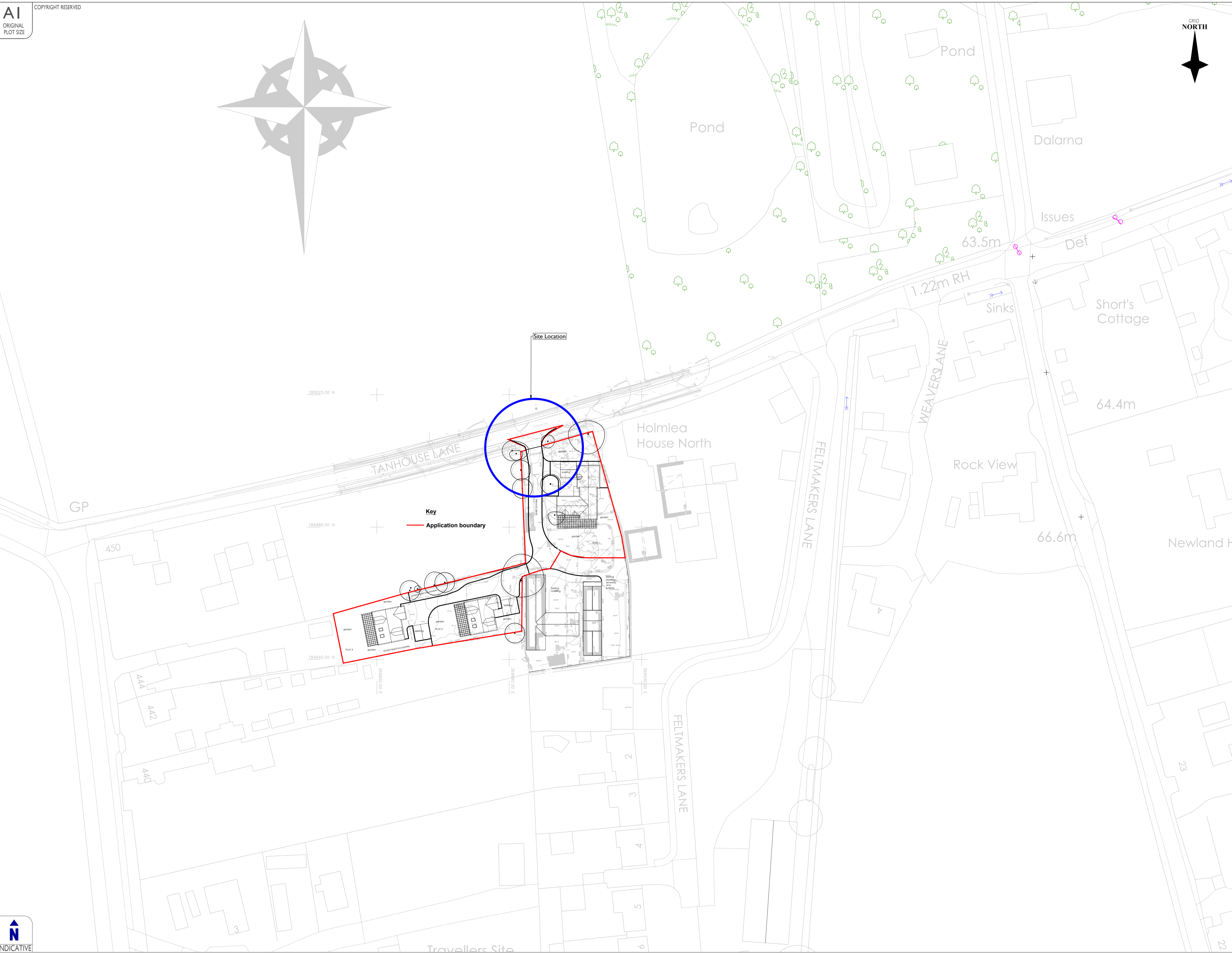
JOB NO:	DRAWING NO:	REVISION:
23-00913	SP02	A



INDICATIVE



NOTES



Key
Application boundary

Site Location

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This drawing is based on First Fix Drawing No. 200

A	01/10/23	Layout for issue per internal	MP	MF
No.	Date	Details	Drawn by	Checked by



CLIENT:
Tanhouse Lane Developments Ltd.

PROJECT:
The Stables,
Tanhouse Lane

TITLE:
S278 Highway Works
Location Plan

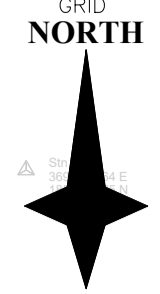
STATUS:
PRELIMINARY

SCALE:	DATE:	DRAWN:	CHECKED:
1:500	25.10.23	MP	MF

JOB NO:	DRAWING NO:	REVISION:
23-00913	LP01	A



INDICATIVE



NOTES:

1. All dimensions are in metres unless otherwise stated.
2. To be read in conjunction with all drawings including standard details and the South Gloucestershire Council specification.
3. No works are to be undertaken until a Section 278 Agreement is in place and all pre-start requirements have been agreed with South Gloucestershire Council.

185025.00 N

184985.00 N

184945.00 N

369850.00 E

369890.00 E

369930.00 E



- Key
- Adoptable carriageway
 - Adoptable verge
 - Application boundary P23/01377/PIP

2.4m x 50m junction visibility splay
Vegetation to be cut back behind splay
and / or reduced to maximum 600mm

2.4m x 50m junction visibility splay
Vegetation to be cut back behind splay
and / or reduced to maximum 600mm

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This drawing is based on First Fix Drawing No 300

Rev	Date	Drawn by	Checked by
A	05.03.23	Lucretia de la Haza (per internal)	MP MF



CLIENT:
Tanhouse Lane Developments Ltd.

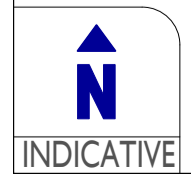
PROJECT:
**The Stables,
Tanhouse Lane**

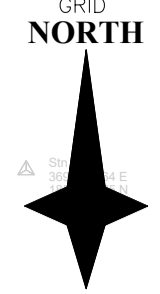
TITLE:
**S278 Highway Works
General Arrangement**

STATUS:
PRELIMINARY

SCALE	DATE	DRAWN	CHECKED
1:200	25.10.23	MP	MF

JOB NO.	DRAWING NO.	REVISION:
23-00913	GA01	A





NOTES:

1. All dimensions are in metres unless otherwise stated.
2. To be read in conjunction with all drawings including standard details and the South Gloucestershire Council specification.
3. No works are to be undertaken until a Section 278 Agreement is in place and all pre-start requirements have been agreed with South Gloucestershire Council.

185025.00 N

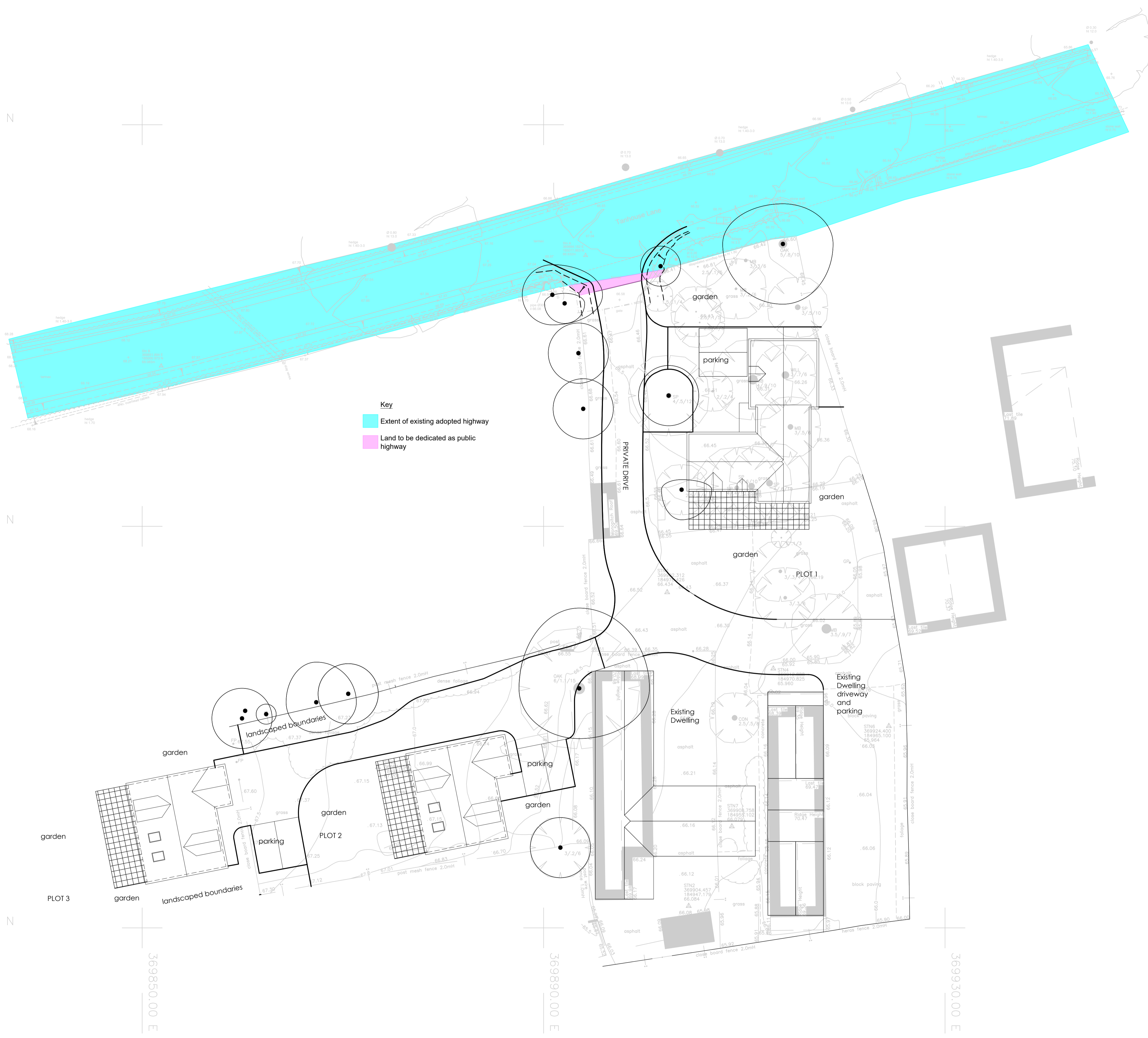
184985.00 N

184945.00 N

369850.00 E

369890.00 E

369930.00 E



Key

- Extent of existing adopted highway
- Land to be dedicated as public highway

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This drawing is based on Free File Drawing No. 300

No.	Date	Drawn by	Checked by
A	05.03	Lucas de la Cruz	MP



CLIENT:
Tanhouse Lane Developments Ltd.

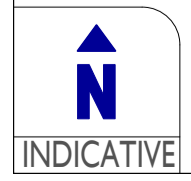
PROJECT:
**The Stables,
Tanhouse Lane**

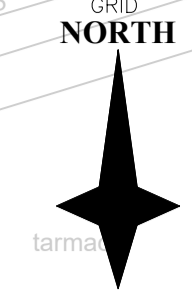
TITLE:
**S278 Highway Works
Dedication Plan**

STATUS:
PRELIMINARY

SCALE	DATE	DRAWN	CHECKED
1:200	25.10.23	MP	MF

JOB NO.	DRAWING NO.	REVISION
23-00913	LA01	A

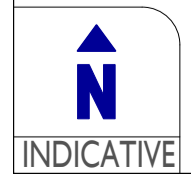




Key

- New Type 3 road construction comprising:
40mm AC 10 Surf 40/60 rec surface course
70mm AC 20 HDM bin 40/60 des binder course
100mm AC 32 HDM base 40/60 des base
Type 1 sub-base / capping to suit formation CBR
- Carriageway joint with existing
- Verge with 150mm topsoil and grass seed
- New kerb type HB2 with 125mm upstand
- New dropper kerb type HB2
- New 255 x 125mm precast concrete channel type CS1 laid on edge flush with carriageway as highway boundary

ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE SOUTH GLOUCESTERSHIRE COUNCIL ADOPTABLE HIGHWAY SPECIFICATION



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No.	Date	Drawn by	Checked by



CLIENT:
Tanhouse Lane Developments Ltd.

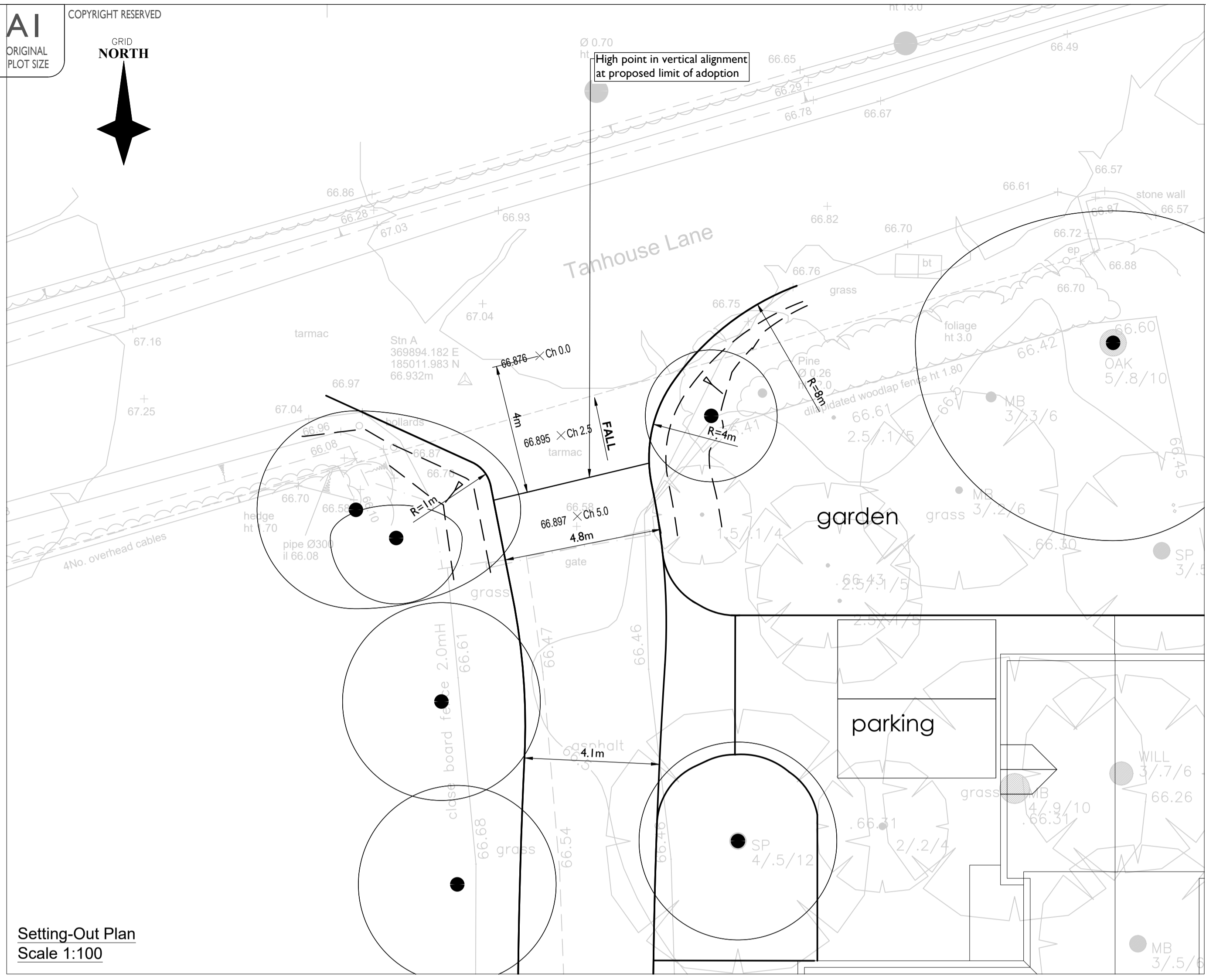
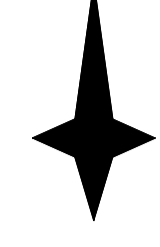
PROJECT:
The Stables,
Tanhouse Lane

TITLE:
S278 Highway Works
Surface Finishes

STATUS:
PRELIMINARY

SCALE	DATE	DRAWN	CHECKED
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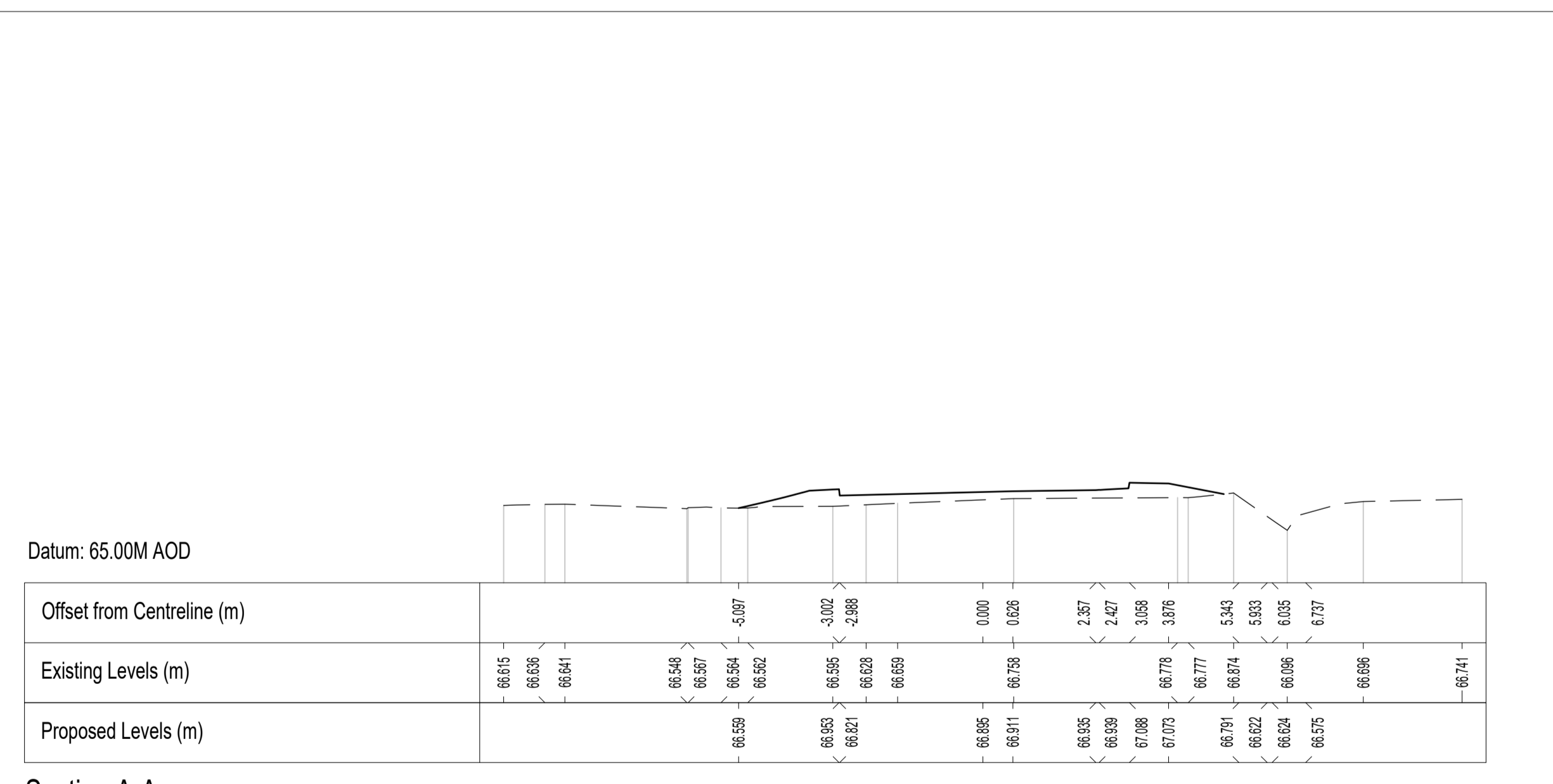
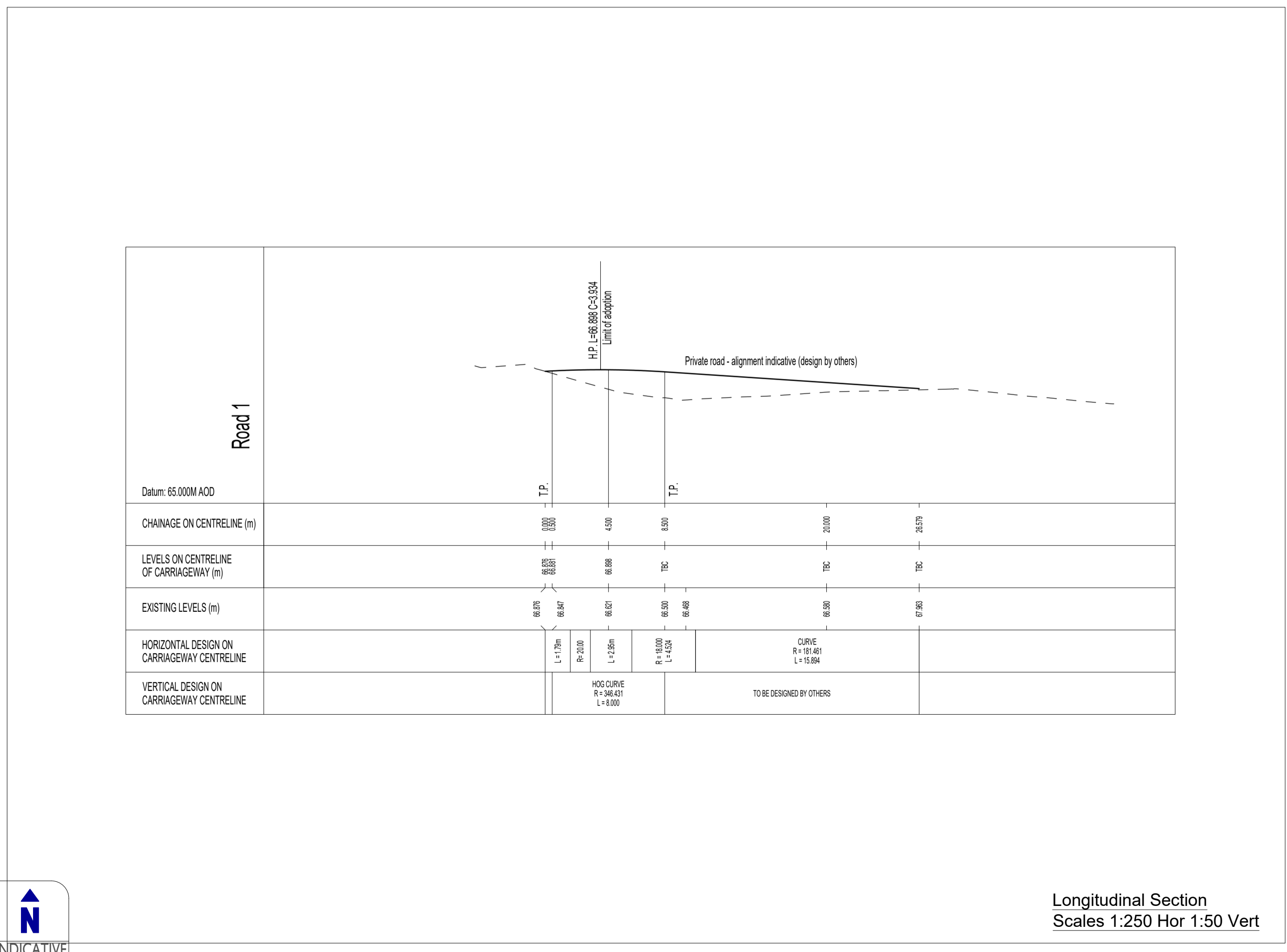
JOB NO.	DRAWING NO.	REVISION:
23-00913	SF01	A



Chainage (m)	Easting (m)	Northing (m)	Level (m)	Curve/Straight	Left Channel Easting (m)	Left Channel Northing (m)	Left Channel Level (m)	Right Channel Easting (m)	Right Channel Northing (m)	Right Channel Level (m)
0.000	369896.449	185012.733	66.876	Start	369904.243	185014.856	66.674	369890.448	185010.825	67.058
1.786	369896.919	185011.010	66.882	Tangent Point	369900.506	185011.961	66.799	369893.236	185010.035	66.987
2.500	369897.094	185010.318	66.895	Curve Radius 20.000	369900.003	185011.002	66.821	369894.139	185009.623	66.971
3.214	369897.245	185009.620	66.898	Tangent Point	369899.793	185010.122	66.833	369894.919	185008.142	66.959
5.000	369897.590	185007.968	66.897	Straight	369899.944	185008.331	66.837	369895.235	185007.404	66.956

Setting-Out Schedule

NOTES:
 1. All dimensions are in metres unless otherwise stated.
 2. To be read in conjunction with all drawings including standard details and the South Gloucestershire Council specification.
 3. No works are to be undertaken until a Section 278 Agreement is in place and all pre-start requirements have been agreed with South Gloucestershire Council.



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 This drawing is based on Free File Drawing No. 300

Rev	Date	Drawn by	Checked by
A	05.10.23	LM	MF



CLIENT:
 Tanhouse Lane Developments Ltd.

PROJECT:
 The Stables,
 Tanhouse Lane

TITLE:
 S278 Highway Works
 Setting Out & Levels

STATUS:
 PRELIMINARY

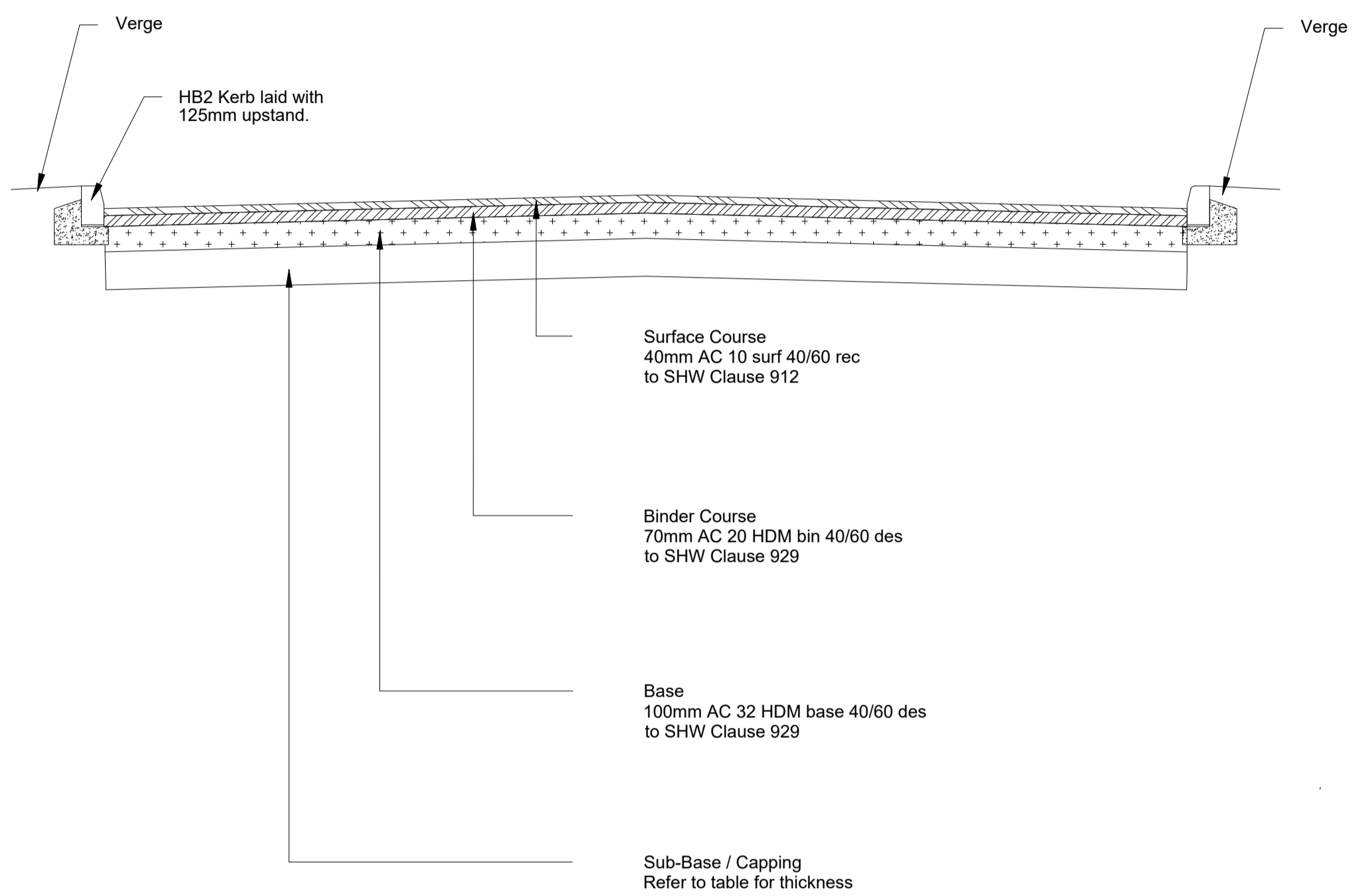
SCALE	DATE	DRAWN	CHECKED
As shown	25.10.23	MP	MF

JOB NO.	DRAWING NO.	REVISION:
23-00913	SO01	A



INDICATIVE

NOTES:
 1. All dimensions are in millimetres unless otherwise stated.
 2. To be read in conjunction with all other approved drawings and the South Gloucestershire Council Adoptable Highways Specification.

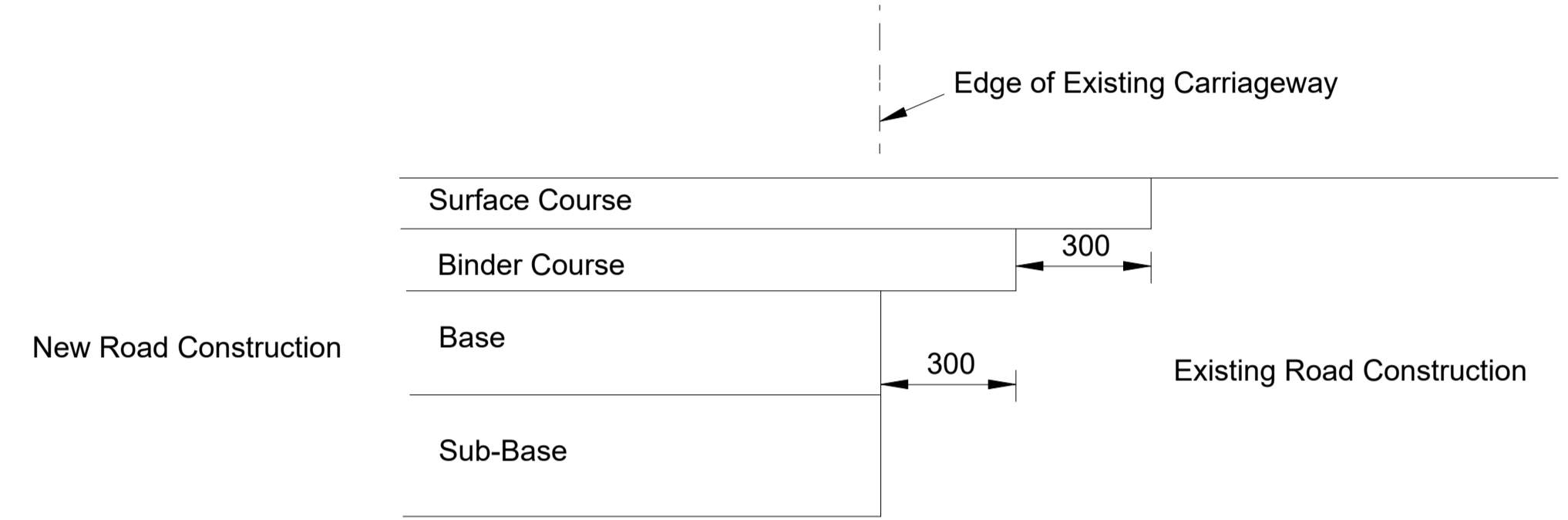


CBR VALUE (%)	SUBBASE (mm)	CAPPING LAYER (mm)
> 5	300	-
2-5	225	350
< 2	225	600

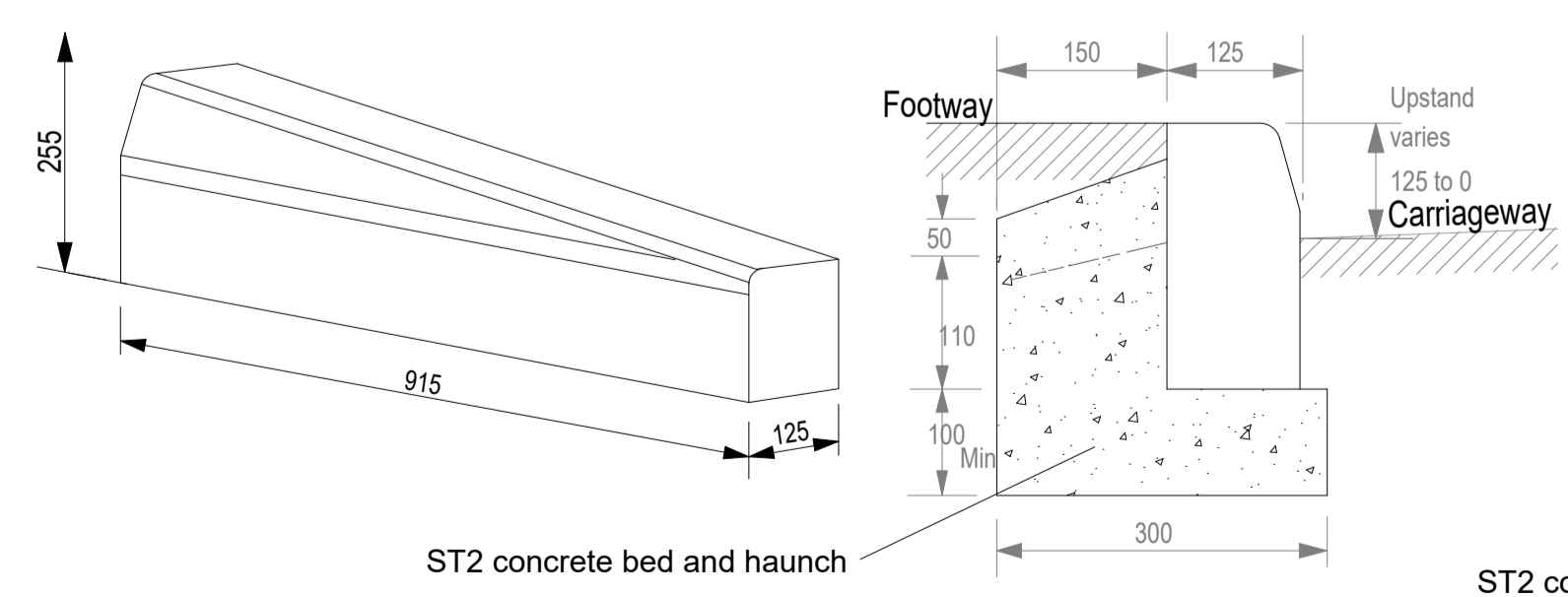
NOTE:
 1. In-situ CBR tests to be carried out at formation level
 2. Where the CBR is less than 1% special treatment may be necessary. Consult SGC for approval of any special treatments proposed

SUB-BASE/CAPPING REQUIREMENTS

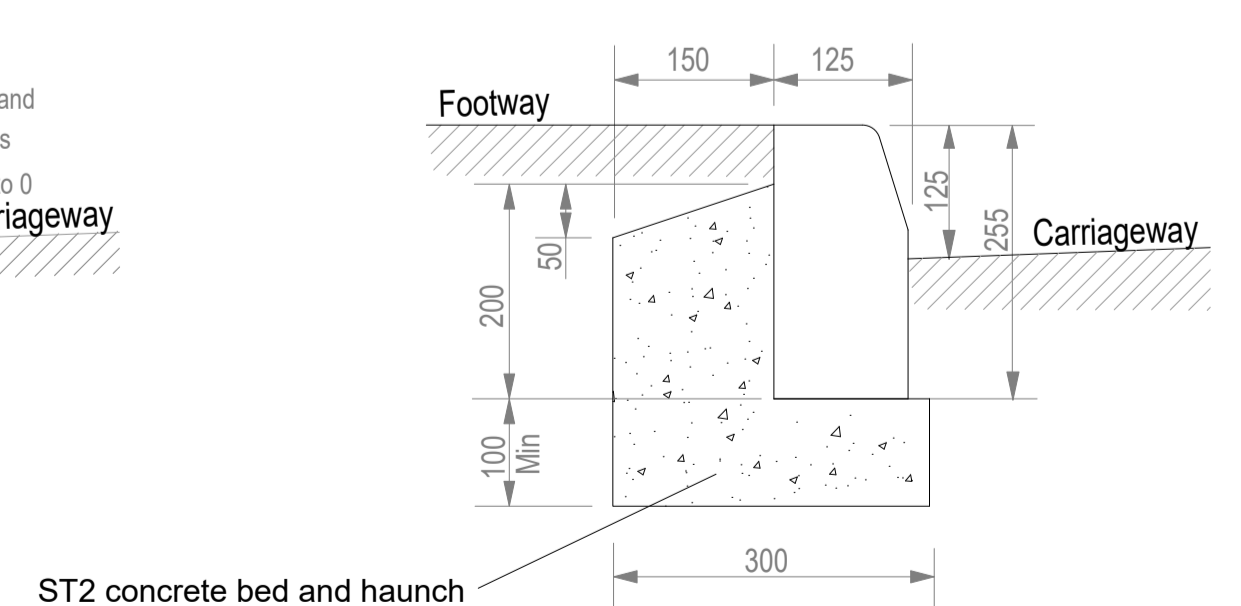
Type 3 Road Construction



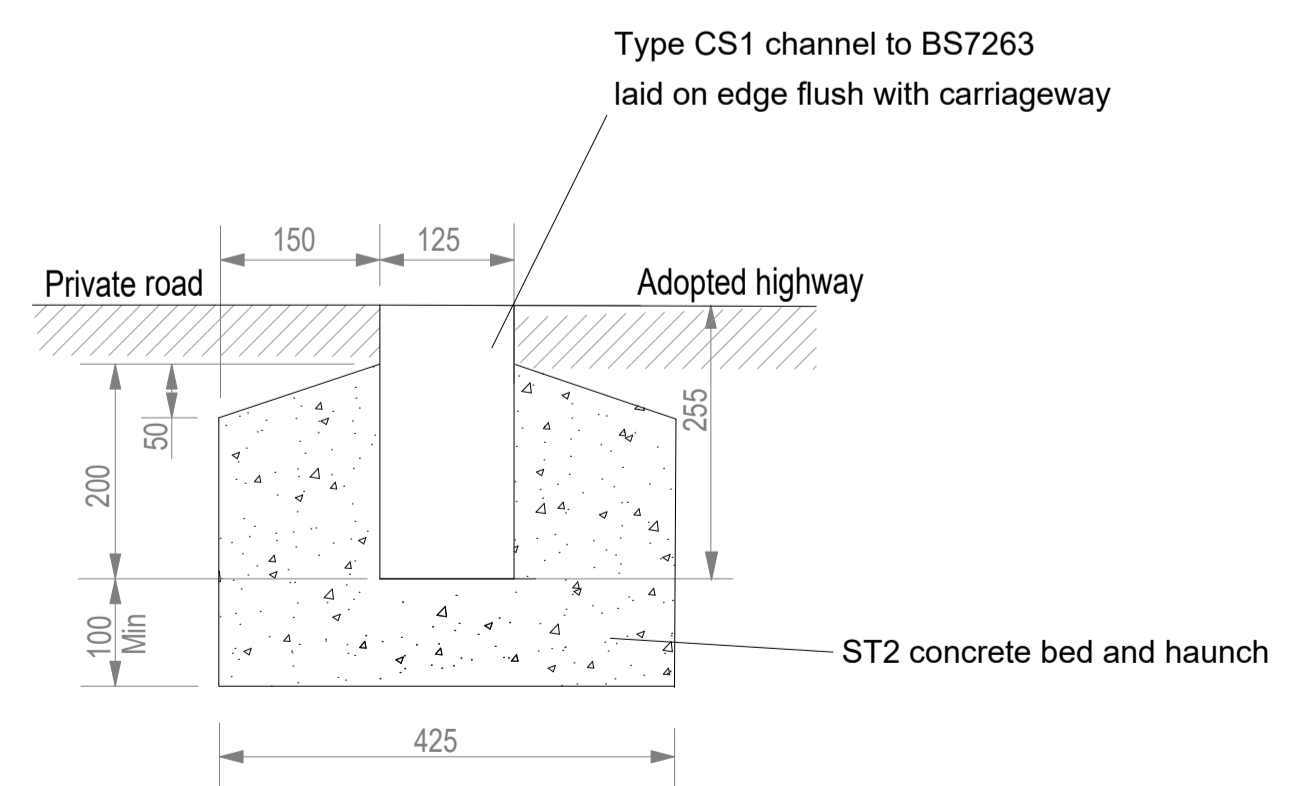
CROSS SECTION THROUGH ROAD CONSTRUCTION SHOWING TIE-IN TO EDGE OF EXISTING CARRIAGEWAY



Dropper Kerb: DL/DR



Half Battered HB2 Kerb



125 x 255 CS1 Channel

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 The drawings are based on [Company Name] Drawing No.:

Rev	Date	Issue	Drawn By	Checked By



CLIENT:
Tanhouse Lane Developments Ltd

PROJECT:
**The Stables
 Tanhouse Lane**

TITLE:
Standard Construction Details

STATUS:
PRELIMINARY

SCALE:	DATE:	DRAWN:	CHECKED:
NTS	26.10.23	MP	MF

JOB NO.:	DRAWING NO.:	REVISION:
23-00913	SD01	-