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| Lisburn & Castlereagh City CouncilLocal Planning Office | DfI RoadsBenson House40A Benson StreetLisburnBT28 4BG  |

**Planning Authority Case Officer:** Marie Claire O’Neill

**Planning Application Ref:** LA05/2022/0033/F

**Date consultation received:** 20/01/2022

**Date of Reply:** 26/04/2022

**Proposal**: Erection of 17 detached dwellings with associated parking, landscaping, open space, site works and access arrangements from Quarterlands Road.

**Location**: Lands between 58 and 66 Quarterlands Road northeast of 54b –c & 56 Quarterlands Road north of 7-12 Rural Cottages and southeast of 4-7 Zenda Park Drumbeg.

DfI Roads considers the application unacceptable as presented and requires issues listed below to allow the application to progress.

The housing layout should comply with standards contained in the guidance document ‘ Creating Places’ (CP).

There are a number of issues relating to this site which are important for Roads in our assessment of the acceptability of the development.

A shared surface is not appropriate for a road with a junction to a public adopted road which is not traffic calmed and within a development area. The designer should consider a traditional road with 2m footways each side with hammer-head turning areas at the ends.

The access at Quarterlands Road should be 6m wide with 10m radii and have splays of 4.5m X 61.5m. Due to the number of bends on the development road which need to be widened as they curve through more than 10 degrees it would be expedient to make the first stretch from Quarterlands to the ‘T’ junction 6m wide.

Due to the proposal to provide a 2m footway along most the site frontage to the Quarterlands Rd it would be necessary to widen the public road to 5.5m. The agent should provide accurate measurements of the width of the existing road along the frontage and some 10/20 metres beyond each end of frontage to ensure that a good alignment is achieved. When a full height kerb is constructed along the edge of a rural road it effectively narrows the road as drivers are reluctant to drive tight to the road edge; hence the requirement to widen to achieve nil detriment.

Show storm sewer lines with gullies and connections and the sewer system going to an adopted system.

When designing the vertical alignment the first 15m from the public road should have a gradient of 2%.

Parking at turning bays ( refer CP 16.18). Any on-street parking should not be accommodated in turning heads. 5 cars are indicated on drawings within the turning heads.

The agent may wish to liaise with Roads to discuss the above issues.

**The agent should consider the above before proceeding with the below requirements for a development road.**

The development road in this development will need to be adopted by DfI Roads and to facilitate this a set of Private Streets Determination drawings together with long sections will be required. It would be prudent to agree a PSD drawing layout before submitting multiple copies.

The PSD should include the following

There are to be 9 No. coloured copies of the PSD layout plan (Scale 1:250 min ). The PSD layout plan should be a fully dimensioned engineering drawing that must include the following information;

• All road, footway, verge and service strip widths.

• Spot levels on carriageway.

• Spot levels at back of footway and 5m into all driveways.

• All gully positions and tails to the storm sewer.

• Road drainage / storm sewer line including location of any manholes and the location of outlet / outfall.

• Junction radii dimensions.

• Junction sightlines.

• Forward sight lines.

• Horizontal centre line radii.

• All street furniture (e.g. bus shelters).

• Traffic Calming features.

• Road improvements – Article 3(4)c.

Colouring of Drawing:

• Carriageways / Footways / Footway Crossings : Red

• Service Strips: Green with Black Hatching

• Verges : Green

Longitudinal Sections.

There are to be 4 No. copies of Longitudinal Sections (to an appropriate scale). The

longitudinal section drawings must include:

 Vertical Alignment.

• Referenced start and finish points along with chainages to tie in with the PSD layout plan.

• Gradients.

• Vertical curve (crest and sag) radii.

• Cut and fill delineation.

• Existing and proposed levels.

Horizontal Alignment.

• Centre line curve radii.

Please advise the agent accordingly.

**DfI Roads Case Officer:** Albert kyle Network Planning

**Issued on behalf of the Divisional Roads Manager**