

New Islington School Access Road

Application for Variation to Planning Approval Ref: 070731/MO/2004/N2

Background Information and Summary of Proposed Design Changes

- 1) The road that received Planning Approval was 312m long, but to date only 88m has been constructed to facilitate the Health Centre development on Old Mill Street.
- 2) The original plans show a retaining wall and a fence on the south side of the road. These have already been constructed for their full length.
- 3) The approved road design incorporated a landscape strip on the north side and this has been constructed up to Ch 206m
- 4) The proposed school has now reached the detail design stage and it has shown that there is no longer a need for a road 312m long. It is now proposed to be 262m long, i.e. a further 174m of road will be constructed.
- 5) The landscape strip with trees that has already been constructed will remain, but from the end of the landscape strip to the end of the new road, there will be a verge without trees. This is to enable the school designers to incorporate the interface between the road and the school surrounds within their design.
- 6) It is proposed that the width and alignment of the road remains as per that already approved, but as it will only be 4.5m wide, vehicles won't be able pass each other so it is proposed to incorporate a vehicular passing point half way along to deter vehicles from overriding the landscape strip to make a passing manoeuvre.
- 7) To further deter overriding of the landscape strip, it is proposed to incorporate a half battered kerb to the north side of the road with a 125mm upstand. The south side of the road will have a kerb laid flush with the surface to allow the surface water to run-off to drainage system that connects to that incorporated into the section of road already constructed. The kerbs will be silver/grey Marshalls Countryside or similar.
- 8) On the south side of the road, for the last 35m, the finished levels are lower than the concrete plinth to the boundary fence that has already been constructed. Rather than leave the plinths exposed, it is proposed to incorporate a flag on edge detail to the edge of the road and place fill material to the level of the plinths as shown on Drawing No 651-030-101 P3
- 9) The road construction will be as per that already approved except that for budgetary reasons, the strips of sett paving with integrated artwork that are shown on Drawing Nos 112.3/SAT/LL001 and 112.3/SAT/LL002 will not be incorporated. The surface will be buff resin bonded aggregate to match the part of the road that has already been constructed.
- 10) The attached schedule gives details of the design changes as they relate to the approved plans and which drawings are to be used as substitutes.
- 11) It should also be noted that the road will not become an Adopted Highway.

**New Islington School Road
Substitute Plans**

Approved Plan Refers to Planning Approval Ref 070731/MO/2004/N2

| Approved Plan | Comments | Substitute Plan |
|-------------------|---|---|
| 112.3/SAT/LL002 A | A copy of the plan (attached) has been coloured to show the extent of the works constructed to date and the extent of the works that are now proposed | There are no plans to be substituted. The plans have been included for background information |
| 112.3/SAT/LL001 A | A copy of the plan (attached) has been coloured to show the extent of the works constructed to date and the extent of the works that are now proposed | |
| (GA) 220 CO3 | Proposed road will now terminate at Chainage 262m as shown on the drawing. Drawing No 651-030-100 P3 shows extent of new proposal. Note: Chainage 0m on the new plan equates to chainage 88m on the approved plan. As the road will only be 4.5m wide, the new design incorporates a vehicular passing point. | 651-030-100 P3 |
| (GA) 227 CO2 | The approved plan shows typical sections at Chainages 210m and 300m. The substitute plan shows typical sections in the same position to the new design incorporating the 125mm upstand kerb and the flag on edge detail that will be installed between Ch 155m and 262m | 651-030-101 P3 |