

Delegated Decision

24th May 2023

Highway Adoptions

Ordinary Decision



Report of Neighbourhoods & Climate Change

Paul Watson, Strategic Highways Manager

Electoral division(s) affected:

Deerness

Purpose of the Report

To consider those developments/schemes which have been proposed by developers and which require Section 38/278 Agreements to be entered into with them under the provisions of Section 38 & 278 of the Highways Act 1980 for the construction and subsequent adoption of the roads and footpaths, etc. which they are developing.

Recommendation

The details of the proposed works at Esh Winning have been checked by Nick Bennions from the Highway Adoptions Section, Neighbourhoods & Climate Change and are considered to be in accordance with Durham County Councils standards and specifications.

I therefore recommend that the Section 38/278 Agreements which will allow the works to proceed be entered into.

Background

Sedgefield District

Agreement Type: Section 38/278 Agreement

Developer: Ridding Road Durham SPV Limited
Contact Address: Ridding Road Durham SPV Limited
Suite 7.1, 8 exchange quay
Salford,
M5 3EJ

Location: Ridding Road, Esh Winning

Details of Works: New residential access roads, parking bays, footways,
and street lighting. Reinstatement of existing access.

Options

None

Main implications

Legal Implications

Once the works are complete, subject to them being satisfactory, they will be adopted. Once this happens Durham County Council will become responsible for the maintenance of the new highway (the new roads, footpaths, etc.)

Finance

Financed by private developers. Future maintenance will be carried out and financed by D.C.C, Neighbourhoods & Climate Change.

Conclusion

That the 38/278 Agreements detailed in the report be entered into.

Contact: Nick Bennions

Tel: 03000 268611

Appendix 1: Implications

Legal Implications

Once the works are complete, subject to them being satisfactory, they will be adopted. Once this happens Durham County Council will become responsible for the maintenance of the new highway (the new roads, footpaths, etc.)

Finance

Financed by private developers. Future maintenance will be carried out and financed by D.C.C, Neighbourhoods & Climate Change.

Consultation

No

Equality and Diversity / Public Sector Equality Duty

It is considered that there are no Equality and Diversity issues to be addressed.

Climate Change

None

Human Rights

No impact on human rights

Crime and Disorder

Not affected

Staffing

None.

Accommodation

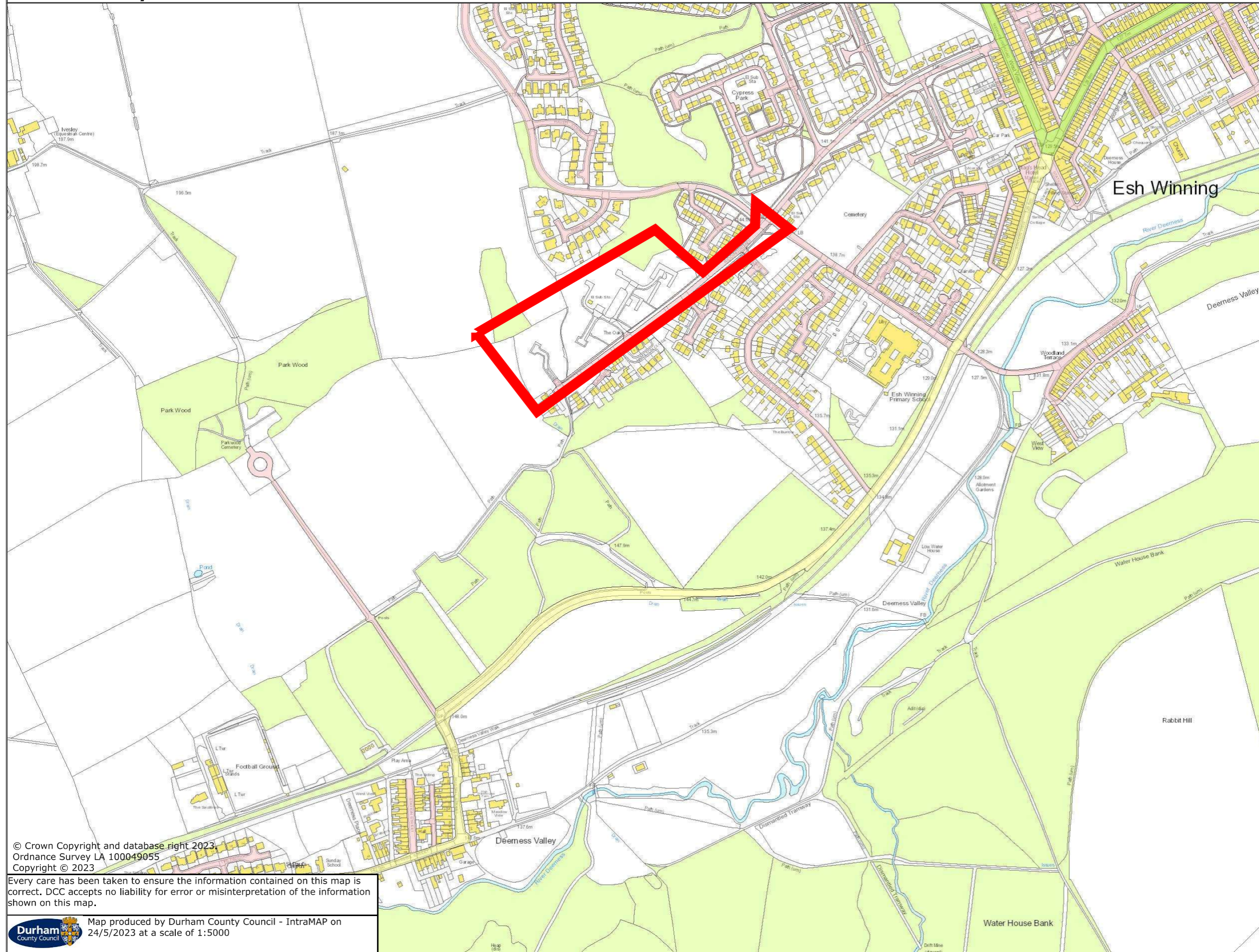
No impact.

Risk

Not applicable.

Procurement

Not applicable.

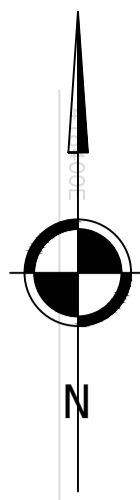


Map Legend

- Adopted Highways**
 - A Road
 - B Road
 - C Road
 - Adopted Footpath
 - Query
 - Highways Agency
 - Unclassified County Road
 - Adopted Street
- Electoral Divisions**
 -

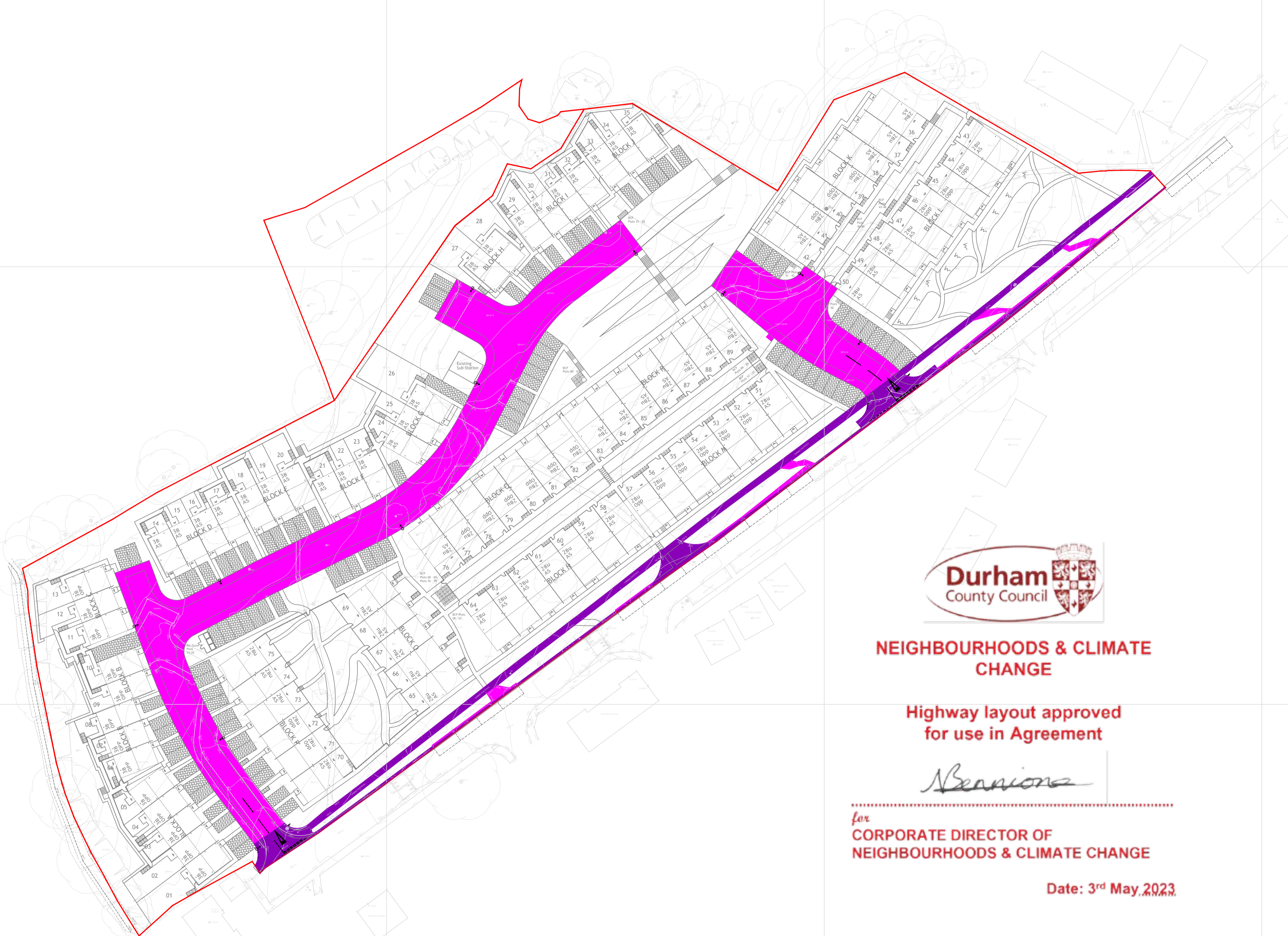
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541500N

541400N



NEIGHBOURHOODS & CLIMATE CHANGE

Highway layout approved for use in Agreement

Beavions

for CORPORATE DIRECTOR OF NEIGHBOURHOODS & CLIMATE CHANGE

Date: 3rd May, 2023

GENERAL NOTES

1. ALL WORKS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE LOCAL AUTHORITY HIGHWAYS SPECIFICATION FOR STREET WORKS.
2. ALL STATUTORY UNDERTAKERS, INCLUDING CABLE TELEVISION COMPANIES, MUST BE CONTACTED PRIOR TO COMMENCING ANY WORKS TO ASCERTAIN THE LOCATION AND DEPTH OF THEIR APPARATUS. IN THE EVENT OF ANY PROTECTION OR DIVERSIONARY WORKS BEING NECESSARY TO THEIR APPARATUS THEN ANY COSTS INCURRED WILL BE THE CONTRACTORS RESPONSIBILITY BOTH FOR ARRANGING AND ANY PAYMENT.
3. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN SUCH TRAFFIC SIGNS, LAMPS, BARRIERS AND TRAFFIC CONTROL SIGNALS, AND SUCH MEASURES MAY BE NECESSITATED BY THE CONSTRUCTION OF THE WORKS IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL.
4. THE DEVELOPER AND CONTRACTOR SHALL CONFIRM THEY ARE WORKING IN ACCORDANCE WITH NJUG VOLUME 1 GUIDELINES ON THE POSITIONING AND COLOUR CODING OF UNDERGROUND UTILITIES APPARATUS AND VOLUME 2 GUIDELINES ON THE POSITIONING OF UNDERGROUND UTILITIES APPARATUS FOR NEW DEVELOPMENT SITES.
5. ROOT BARRIER TO BE INSTALLED AT THE BACK OF THE ADOPTED FOOTPATH TO PREVENT THE ROOTS FROM ANY PROPOSED NEW TREES UNDERMINING THE FOOTPATH.
6. RETENTION OF THE EXISTING KERBLINE WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY HIGHWAYS INSPECTOR.
7. RE-USE OF THE EXISTING KERB RACE WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY HIGHWAYS INSPECTOR. RECONSTRUCTION OF THE EXISTING CHANNEL LINE TO HAVE 300mm OVERBITE OF EACH BITUMINOUS LAYER THAT IS DISTURBED.
8. 150mm x 50mm BACK EDGING KERBS WILL BE LAID UPTURNED AND FLUSH AT FOOTWAY CROSSOVERS.
9. TACTILE PAVING AT UNCONTROLLED CROSSING POINTS TO BE 450mm x 450mm BUFF COLOUR BLISTER PAVING IN ACCORDANCE WITH 'DETR' GUIDANCE ON THE USE OF PAVING SURFACES.
10. ALL SUBSTRATA STRUCTURES AND UNCONSOLIDATED MATERIAL WITHIN THE CONSTRUCTION WIDTH OF THE HIGHWAY ARE TO BE REMOVED.
11. CBR VALUES AND CALCULATIONS REQUIRED TO DETERMINE SUB-BASE THICKNESS.
12. HINGED GULLY GRATE AND FRAME TO BS EN 124, GRADE D400, NON-ROCKING WITH CAPTIVE LEFT HAND END HINGE. MINIMUM WATERWAY AREA 900CM SQUARED. FRAME DEPTH 100mm. BLACK COATED DUCTILE IRON.
13. ANY EXISTING GULLIES THAT ARE DAMAGED DURING CONSTRUCTION WILL BE REPLACED WITH NEW ONES, AS AGREED WITH A REPRESENTATIVE OF THE LOCAL AUTHORITY HIGHWAYS DEPARTMENT.
14. HAND LAYING OF BITUMINOUS MATERIALS IS NOT PERMITTED ON ADOPTABLE CARRIAGEWAY.
15. TARMAC ROAD CONSTRUCTION TO COMPLY WITH BS EN 13108.
16. THE PROVISION OF A CCTV SURVEY OF ANY HIGHWAY DRAINAGE IS REQUIRED PRIOR TO LAYING THE WEARING COURSE.
17. WHERE TWO OR MORE WATER SERVICES BOUNDARY BOXES ARE SITUATED TOGETHER MULTI-METER BOUNDARY AS SPECIFIED BY THE SEWERAGE UNDERTAKER ARE TO BE INSTALLED.
18. A COVENANT WILL BE PROVIDED TO THE BENEFIT OF THE LOCAL AUTHORITY ENSURING THAT NO PLANTING OR STRUCTURE GREATER THAN 600mm IN HEIGHT TO BE PERMANENTLY SITUATED WITHIN THE VISIBILITY SPLAY.
19. ALL ROAD MARKINGS SHALL BE IN ACCORDANCE WITH TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2016.

ALL WORKS TO BE IN ACCORDANCE WITH DURHAM COUNTY COUNCIL STANDARD DETAILS AND AS AGREED WITH THE APPOINTED REPRESENTATIVE

ALL DRAINAGE IS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NORTHUMBRIAN WATER GUIDANCE AND 'SEWERS FOR ADOPTION 6TH EDITION' - (MARCH 2006)

ALL ADOPTABLE MAIN DRAINAGE IS TO BE SUBJECT TO A SECTION 104 AGREEMENT BETWEEN THE DEVELOPER AND NORTHUMBRIAN WATER

HIGH FRICTION SURFACING IS REQUIRED TO ALL MANHOLE COVERS

LEGEND

- SITE BOUNDARY
- S38 ADOPTABLE AREA
- S278 ADOPTABLE AREA
- STREET NAME PLATE LOCATION TO BE CONFIRMED BY DURHAM COUNTY COUNCIL ENGINEERS
- GIVE WAY SIGN LOCATION TO BE CONFIRMED BY DURHAM COUNTY COUNCIL ENGINEERS
- PROPOSED GALVANISED TUBULAR STEEL LIGHTING COLUMN (LOCATION TO BE CONFIRMED BY DURHAM COUNTY COUNCIL STREET LIGHTING ENGINEERS)

P5	30.08.2022	ARCHITECTS LAYOUT UPDATED TO SUIT OCC REQUIREMENTS	LS	KOB	KOB
P4	25.07.2022	UPDATED TO SUIT OCC COMMENTS	LS	KOB	KOB
P3	21.06.2022	S278 AREAS, STREET LIGHTING AND GIVE WAY SIGNS ADDED	LS	KOB	KOB
P2	14.02.2022	UPDATED TO SUIT LATEST ARCHITECTS LAYOUT	LS	KOB	KOB
P1	04.02.2022	PRELIMINARY ISSUE	LS	KOB	KOB
REV	DATE	DESCRIPTION	BY	CHK	APP

DRAWING STATUS: **PRELIMINARY**

CLIENT: PLACEFIRST

ARCHITECT: PLACEFIRST

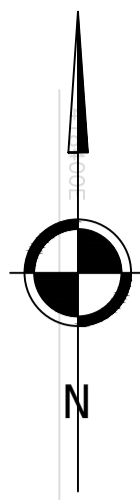
PROJECT: ESH WINNING COUNTY DURHAM

TITLE: S38 AGREEMENT LAYOUT MASTERPLAN

STATUS:	PROJECT No:	PROJECT	ORIGINATOR	VOL/ISSY	LEVEL	TYPE	ROLE	DRAWING No.	REV.
S2	220-062	EWD - AJP - XX - 00 - DR - C - 1590						P05	

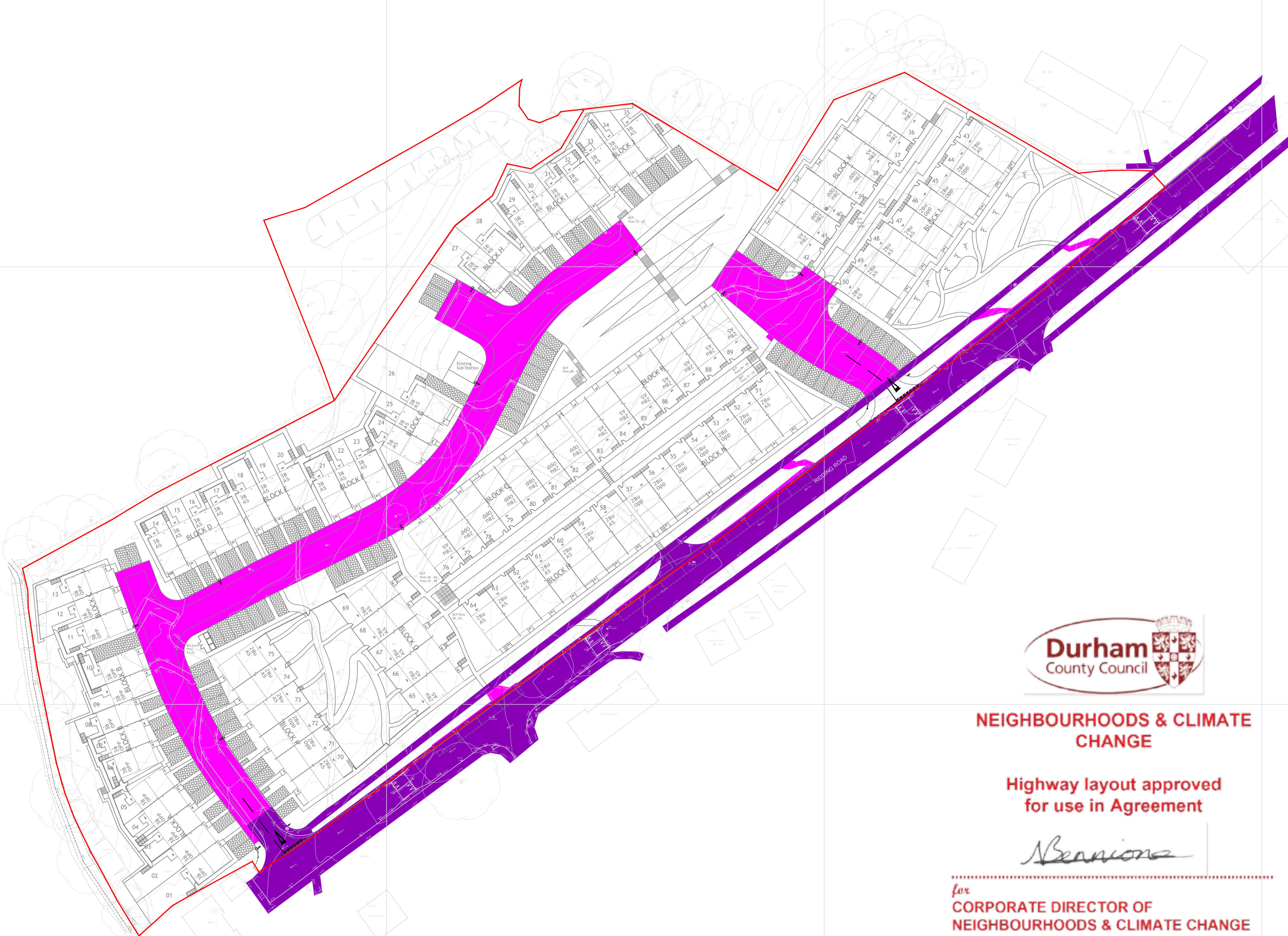
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1:500	LS	LS	KOB	KOB	JAN 2022





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for
CORPORATE DIRECTOR OF NEIGHBOURHOODS & CLIMATE CHANGE

Date: 3rd May 2023

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P1	14.09.2022	PRELIMINARY ISSUE	LS	KOB	KOB
REV	DATE	DESCRIPTION	BY	CHK	APP

DRAWING STATUS: **PRELIMINARY**

CLIENT: PLACEFIRST

ARCHITECT: PLACEFIRST

PROJECT: ESH WINNING COUNTY DURHAM

TITLE: S38/S278 AGREEMENT LAYOUT
MASTERPLAN

STATUS	PROJECT No.	PROJECT ORIGINATOR	VOL/ISSY	LEVEL	TYPE	ROLE	DRAWING No.	REV.
S2	220-062	EWD - AJP	-XX - 00 - DR - C - 1690				P01	

SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
1:500	LS	LS	KOB	KOB	SEPT 2022