

Delegated Decision

2nd December 2024

Highway Adoptions

Ordinary Decision



Report of Neighbourhoods & Climate Change

Paul Anderson, Strategic Highways Manager

Electoral division(s) affected:

Lumley

Purpose of the Report

To consider those developments/schemes which have been proposed by developers and which require Section 38 Agreements to be entered into with them under the provisions of Section 38 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 Lumley 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 Agreements which will allow the works to proceed be entered into.

Background

Chester-le-Street District

Agreement Type: Section 38 Agreement

Developer: Robertson Homes Ltd
Contact Address: 10 Perimeter Road
Pinefield
Elgin
IV30 6AE
Company No: SC151825

Location: Lambton Park R8, Chester-le-Street

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: Phillip Thompson

Tel: 03000 267106

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

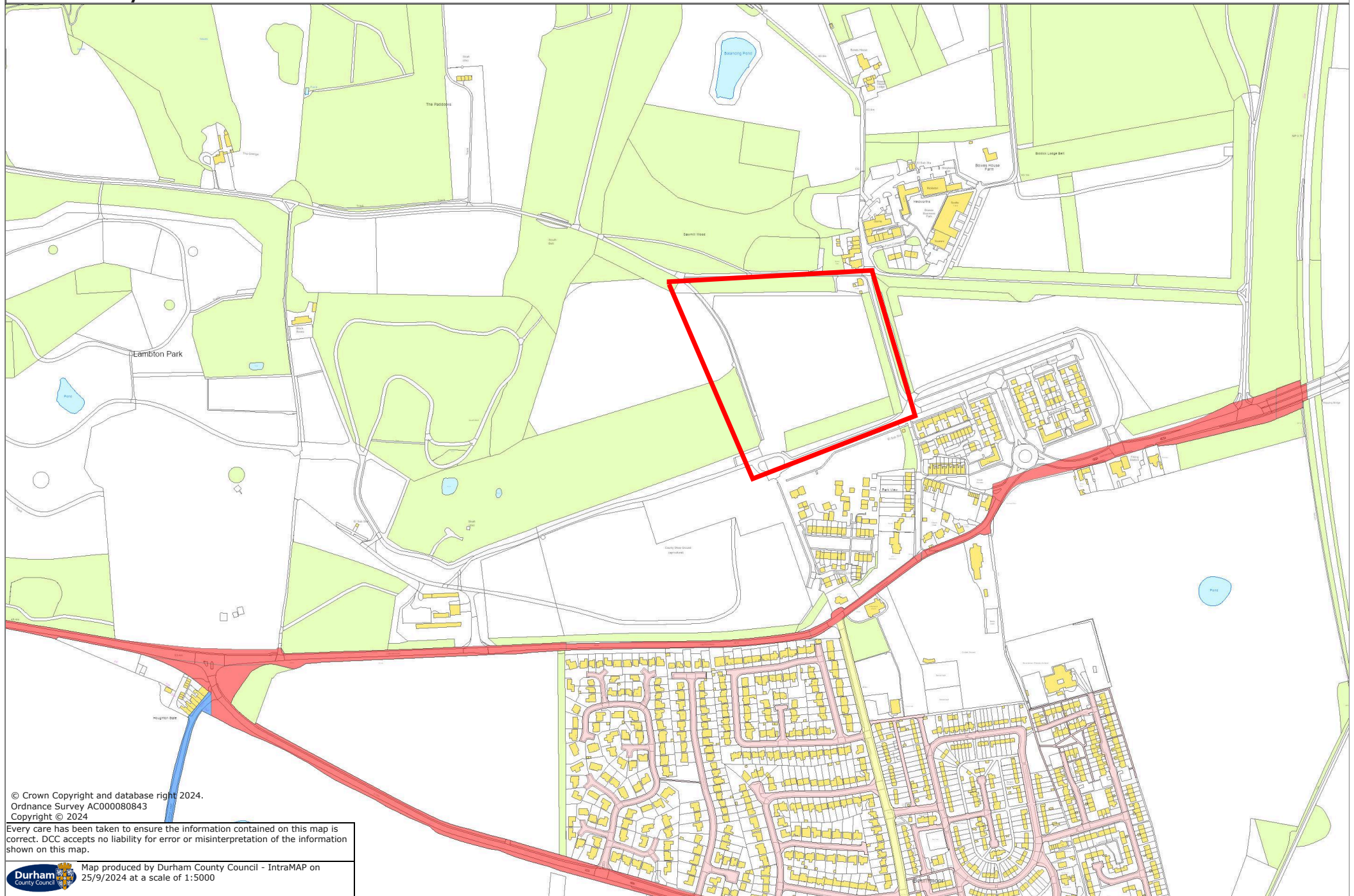
No impact.

Risk

Not applicable.


Procurement

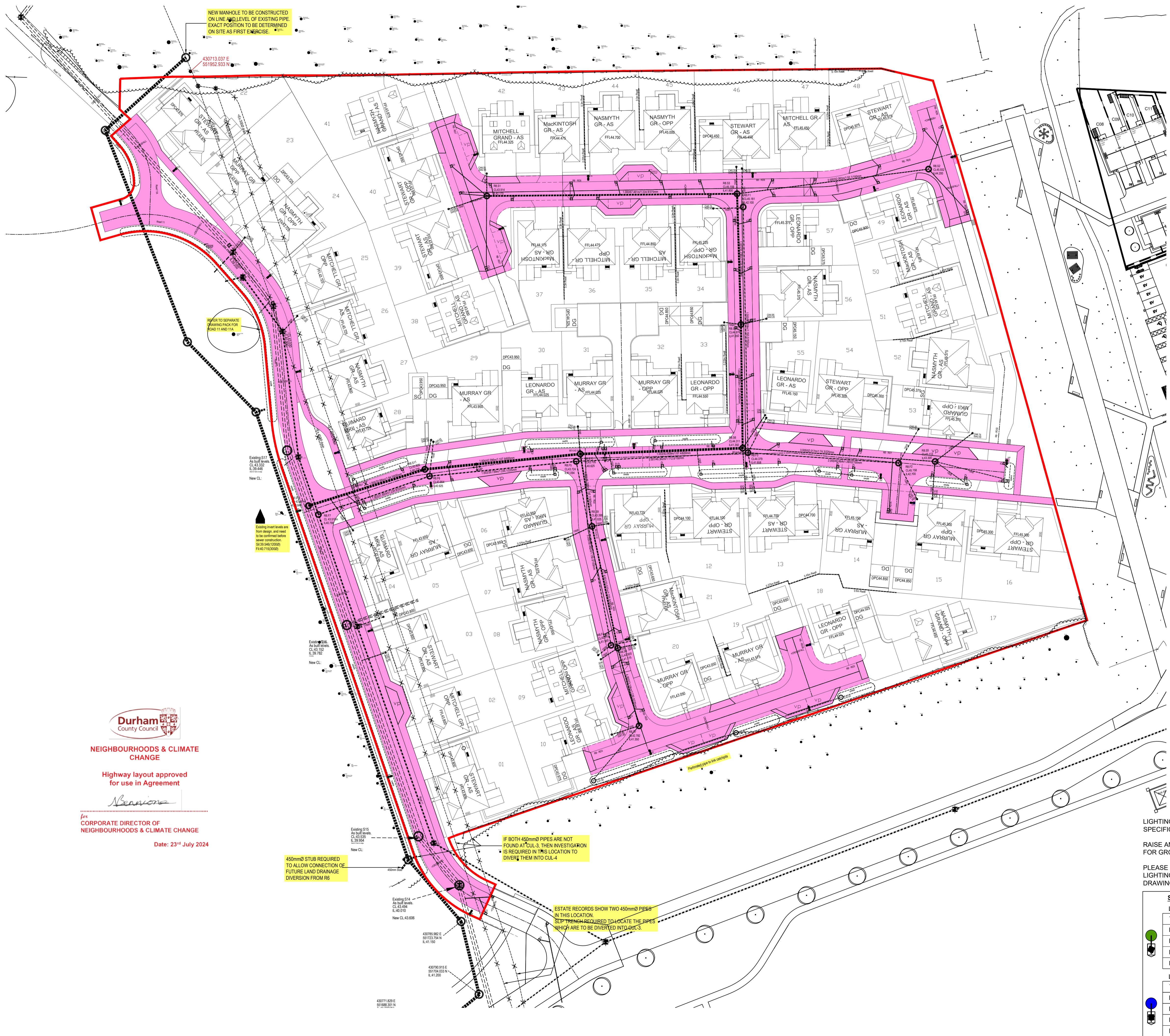
Not applicable.



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 Map produced by Durham County Council - IntraMAP on 25/9/2024 at a scale of 1:5000



LEGEND

Adoptable Drainage

- Proposed adoptable Foul manhole: F1
- Proposed adoptable Storm manhole: S1
- Existing adoptable Foul manhole: ex.F1
- Existing adoptable Storm manhole: ex.S1
- Existing adoptable Combined manhole: ex.CM1

Adoptable Highways

- Proposed highway to be cambered
- Proposed highway to have crossfall
- Proposed highway gully
- Proposed highway drainage side offset kerb
- Proposed tactile pedestrian crossing (refer to construction drawing for detail)

Private Drainage

- Private storm rodding eye
- 300mm dia. private inspection chamber (to be used where depth to invert is 600mm or less)
- 450mm dia. private inspection chamber (to be used where depth to invert is 300mm or less. Reduced access fitting required at depths greater than 1200mm)

Note:

- All private drainage to be 100mm rigid pipe or 110mm flexible pipe unless otherwise shown
- Where 5 or more properties connect to the same private storm run the pipes should be applied to 120mm dia. with the fifth property. Please refer to layout to see pipes that may be affected
- All private drainage to have a minimum fall of 1:70 unless otherwise shown
- Bedding should be granular material to BS 882 - Part 2 of 10mm nominal single sized aggregate. Rigid pipes of nominal size 150mm and 160mm flexible pipes should have granular material bedding to BS 882 - Part 2 of 10mm or 14mm nominal sized aggregate or 4mm to 5mm graded aggregate.

Retaining walls and steps

- Retaining wall (retained height shown) (slope protection required over 600mm ht)
- Tasking
- Brickwork to be shown below DPC
- Paving flag Steps - 300mm Going, 150mm Rise
- Batter - these should not exceed 1:3 against to adoptable highways
- Proposed finished ground level
- DPC levels must NOT be altered without informing the designer

Please refer to Architects layout for details of proposed fencing and walls.

Section 38 Legend

- Denotes Extent of Section 38 Works
- Denotes Phase Boundary
- Denotes Adoptable Road Gully/Highway Drain

- ### General Notes
- DO NOT USE THIS DRAWING IN ISOLATION. This drawing has been prepared as part of a set, and must therefore be read in conjunction with all other drawings. Any discrepancies or design queries must be reported to the engineer prior to completion of tender and commencement of works. Following completion of tender it is assumed that developer and contractor are in full agreement with the design drawings (with the exception of pre tender queries only).
 - Third party information is used to prepare the engineering design (including architectural layout, ground investigation, existing utilities records, and specialist design items). The engineering design must therefore be read in conjunction with all third party information prior to commencing work. Queensberry Design Ltd are not responsible for any third party information or details.
 - House type working drawings are to be used in conjunction with the plot setting out drawing.
 - Drawing status will remain preliminary until full technical approval is received from local authority and sewerage undertaker. Works commenced prior to technical approval are done so at risk and may be subject to change.
 - The contractor is expected to prepare appropriate construction method statements for all aspects of approved work. This should include any temporary protection works.
 - Land drainage is not permitted to discharge into the public sewer network. Any need for land drainage should be assessed by the ground worker and landscaper during construction and placement of gardens on an individual plot basis. If land drainage designs are required, they should be approved prior to plot completion.
 - The contractor is expected to cross check all drainage inverts prior to commencing work. This may involve completion of trial holes if invert levels have been interpolated.
 - The contractor must monitor the 'as built' progress of each construction stage (road/sewerage/plot works etc), to enable the next stages of construction to be checked before installation. For this reason the design of, floor levels, external works, retaining walls, and plot drainage are to be read as guidance only.
- ### Highways
- All highway works to be carried out in accordance with the current local authority design guide and specification.
 - All excavations below proposed and existing highways to be back filled with granular Type 1 sub base and well compacted in layers not exceeding 150mm, unless otherwise agreed.
 - Highway authority to be notified by the contractor prior to the commencement of works.
- ### Adoptable Drainage
- All adoptable drainage works to be in accordance with the water authorities publication - 'Sewers For Adoption 6th Edition' saved as the approved drawings.
 - Precast concrete manhole rings to comply with the relevant provisions of BS5911 - Part 200.
 - All brickwork to be Class B engineering construction with the relevant provisions of BS 2021. Concrete bricks may be used if their specification is the same as Class B engineering bricks. Please seek approval from relevant water authority before using.
 - Manhole covers and frames shall comply with the relevant provisions of BS EN 124 and be of a non-venting, non-ventilating design.
 - Ladders that are required in Type A manholes are to comply with 'Sewers For Adoption 6th Edition'.
 - Concrete must be either C20 sulphate resistant portland cement with high strength concrete topping to the benching or C35 ordinary portland cement.
 - 150mm concrete surround is required around pipes where the depth from finished surface to soffit of pipe is less than 1200mm. This may be reduced to 90mm within open space.
 - The location of existing drainage that is within close proximity to the proposed site works, which is not to be diverted, should be confirmed by the contractor and reported to the developer to ensure it corresponds to that shown on the engineering layout and that no proposed works are affected.
 - The position, line and diameter of all existing drainage apparatus should be confirmed on site prior to the commencement of the works. Any discrepancies must be reported to the engineer immediately.
 - The connection of foul and surface water drainage to the existing public sewer system shall be subject to the approval of the local sewerage undertaker. The contractor is expected to apply for relevant permits prior to commencing the work.
 - Roads and sewers contractor must inform water authority prior to works commencing.
- ### Existing Services
- Any existing services which may be affected by the proposed works should be located by means of a hand dig in close liaison with the statutory service authorities. The contractor shall inform the developer of any services that may affect the proposed design. Contractor to notify statutory service authorities prior to commencement of work.
- ### As Constructed Information
- Refer to note H above. It is the contractors responsibility to provide the following as constructed drawings to the developer upon the completion of the works covered by the contract:
- Position/ordinates of all adoptable manholes.
 - Invert and cover levels of all adoptable manholes.
 - New gully positions and connections.
 - Position and depth of service ducts for water, gas, electric, BT, cable and street lighting, stating size and number of ducts.

Durham County Council

NEIGHBOURHOODS & CLIMATE CHANGE

Highway layout approved for use in Agreement

Beaverson

for
CORPORATE DIRECTOR OF NEIGHBOURHOODS & CLIMATE CHANGE

Date: 23rd July 2024

LIGHTING COLUMNS TO BE FABRIKAT UNLESS OTHERWISE SPECIFICALLY APPROVED BY DCC.

RAISE AND LOWER COLUMNS (R&L) TO BE MID HINGED FOR GROUND LEVEL ACCESS.

PLEASE REFER TO DRAWINGS PROVIDED BY EXTERIOR LIGHTING SOLUTIONS LTD.
DRAWING NUMBERS: 501166-0, 50119-0, 50118-0

STREET LIGHTING LEGEND

Luminaire A	
Type	ELY C 8LED 4k A1 350mA UMSU G 42 0008 0000 100
Lamp(s)	8 x 4K LED
Lamp Flux (klm)	1.37
Maintenance Factor	0.84
No. in Project	26

Luminaire B	
Type	ELY C 8LED 4k C2 350mA UMS UG 42 0008 0000 100
Lamp(s)	8 x 4K LED
Lamp Flux (klm)	1.35
Maintenance Factor	0.84
No. in Project	3

Rev	Date	Revision Details	Drawn	Checked
I	23.02.24	Lighting note updated	FA	-
H	02.02.24	Streetlighting updated	FA	-
G	22.01.24	Updated to suit S38 comments and client comments.	FA	-
F	23.10.23	Updated following S38 comments	FA	-
E	20.06.23	Fence lines reviewed. Road reviewed at garden of plot 14-15.	FA	-
D	30.05.23	HIGHWAY SWALES REMOVED FROM THE ADOPTION	FA	-
C	28.04.23	SWALES UPDATED	FA	AL
B	28.03.23	CATCH PIT REMOVED FROM SWALES. STREET LIGHTING ADDED TO ROAD 11	FA	AL
A	13.03.23	GULLIES AND SWALES REVISED	FA	AL

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Client: **THEAKSTON LAND ROBERTSON HOMES**

Project: **LAMBTON PARK R8**

Title: **SECTION 38**

Drawn: FA, Checked: -, Date: MARCH 2023

Drawing Number: **QD2001-16-01**

Drawing Status: **PRELIMINARY**, Scale: 1:500 - A1, Rev: 1