

DELEGATED DECISION REPORT
REGENERATION AND LOCAL SERVICES



August 31st 2018

SECTION 38 & 278 AGREEMENTS

Report of Regeneration and Local Services
Dave Wafer - Strategic Traffic Manager

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.

Background

Durham District

Agreement Type: Section 38/278 Agreement

Developer: Gleeson Regeneration Ltd
Contact Address: 6 Europa Court,
Sheffield Business Park,
Sheffield
S9 1XE

Location: Land at former South Moor Hospital, Middles Road,
South Moor
(OS Grid Co-ordinates 420000, 551560)

Details of Works: Construction of new access road and parking bays
Construction of new footpaths
Erection of new street lighting columns
Installation of new surface water gullies
Installation of speed cushions and build outs
Associated signage and civils works

Details of any alternative options considered and rejected when making the decision

None

Recommendations and reasons

The details of the proposed development works at South Moor have been checked by Jon Hogarth from the Highway Adoptions Section, Regeneration & Local Services 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.

Decision

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

Contact: Jon Hogarth Tel: 03000 263581

Appendix 1: Implications

Finance - Financed by private developers. Future maintenance will be carried out and financed by D.C.C, Regeneration and Local Services.

Staffing - None

Risk – Not applicable

Equality and Diversity / Public Sector Equality Duty - It is considered that there are no Equality and Diversity issues to be addressed.

Accommodation – No impact

Crime and Disorder – Not affected

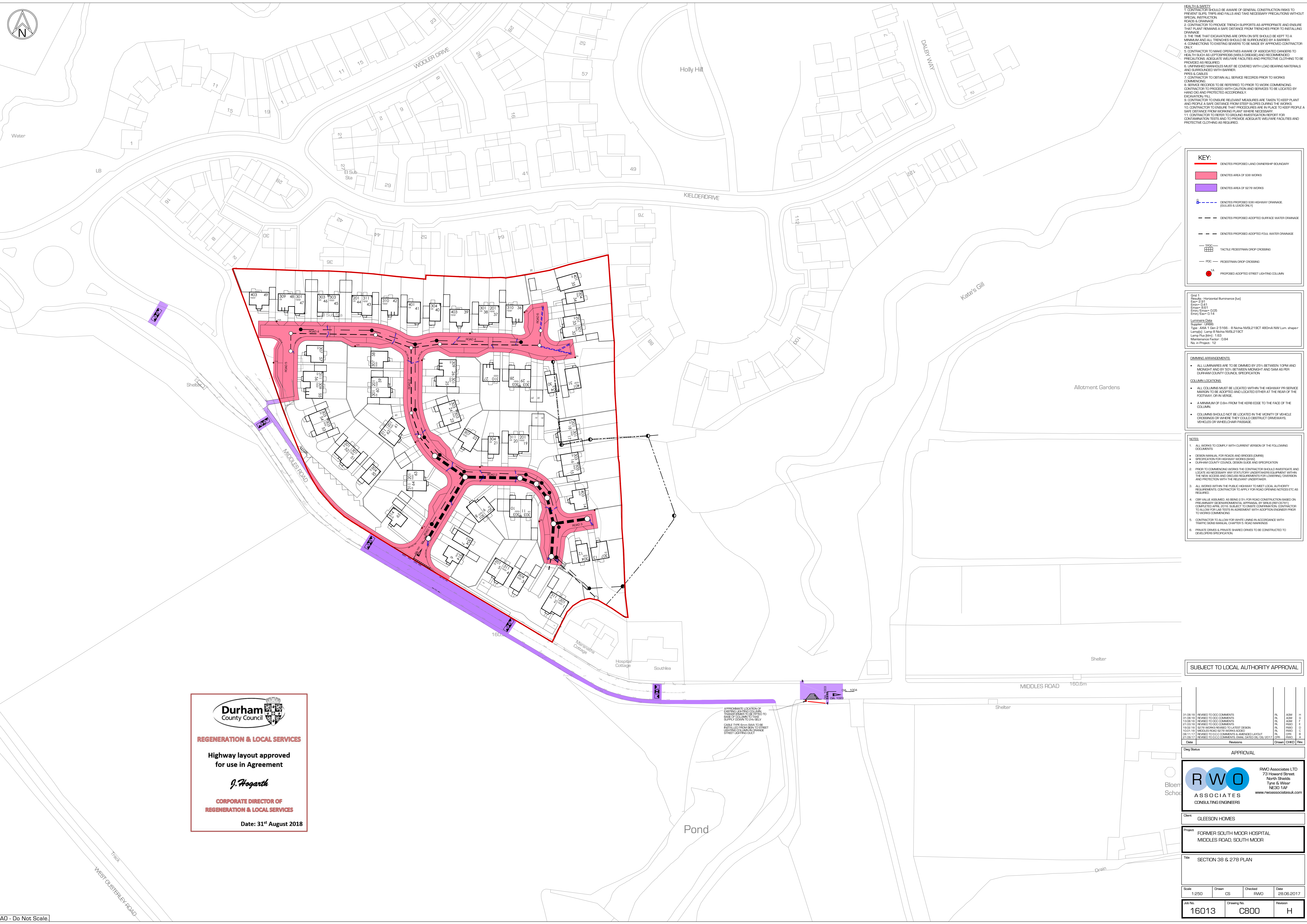
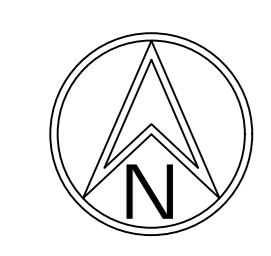
Human Rights - No impact on human rights

Consultation - No

Procurement – Not applicable

Disability Issues - None

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.)



- HEALTH & SAFETY**
1. CONTRACTORS SHOULD BE AWARE OF GENERAL CONSTRUCTION RISKS TO PREVENT SLIPS, TRIPS AND FALLS AND TAKE NECESSARY PRECAUTIONS WITHOUT SPECIAL INSTRUCTIONS.
 2. CONTRACTOR TO PROVIDE TRENCH SUPPORTS AS APPROPRIATE AND ENSURE THAT PLANT REMAINS A SAFE DISTANCE FROM TRENCHES PRIOR TO INSTALLING DRAINAGE.
 3. THE TIME THAT EXCAVATIONS ARE OPEN ON SITE SHOULD BE KEPT TO A MINIMUM AND ALL TRENCHES SHOULD BE SURROUNDED BY A BARRIER.
 4. CONNECTIONS TO EXISTING SEWERS TO BE MADE BY APPROVED CONTRACTOR ONLY.
 5. CONTRACTOR TO MAKE OPERATIVES AWARE OF ASSOCIATED DANGERS TO HEALTH SUCH AS HYPOTHERMIA, SUNBURN, DEBRIS AND RECOMMENDED PRECAUTIONS, ADEQUATE WELFARE FACILITIES AND PROTECTIVE CLOTHING TO BE PROVIDED AS REQUIRED.
 6. UNFINISHED MANHOLES MUST BE COVERED WITH LOAD BEARING MATERIALS AND SURROUNDED WITH BARRIER.
 7. CONTRACTOR TO OBTAIN ALL SERVICE RECORDS PRIOR TO WORKS COMMENCING.
 8. SERVICE RECORDS TO BE REFERRED TO PRIOR TO WORK COMMENCING.
 9. CONTRACTOR TO PROCEED WITH CAUTION AND SERVICES TO BE LOCATED BY HAND, CO AND PROTECTED ACCORDINGLY.
 10. CONTRACTOR TO ENSURE RELEVANT MEASURES ARE TAKEN TO KEEP PLANT AND PEOPLE A SAFE DISTANCE FROM STEEP SLOPES DURING THE WORKS.
 11. CONTRACTOR TO ENSURE THAT PROCEDURES ARE IN PLACE TO KEEP PEOPLE A SAFE DISTANCE FROM WORKING PLANT WHERE NECESSARY.
 12. CONTRACTOR TO REFER TO SOUND INVESTIGATION REPORT FOR CONTAMINATION TESTS AND TO PROVIDE ADEQUATE WELFARE FACILITIES AND PROTECTIVE CLOTHING AS REQUIRED.

- KEY:**
- DENOTES PROPOSED LAND OWNERSHIP BOUNDARY
 - DENOTES AREA OF SSB WORKS
 - DENOTES AREA OF S278 WORKS
 - DENOTES PROPOSED SSB HIGHWAY DRAINAGE (COLLIES & LEADS ONLY)
 - DENOTES PROPOSED ADOPTED SURFACE WATER DRAINAGE
 - DENOTES PROPOSED ADOPTED Foul WATER DRAINAGE
 - TACTILE PEDESTRIAN CROSSING
 - TACTILE PEDESTRIAN CROSSING
 - PROPOSED ADOPTED STREET LIGHTING COLUMN

Lighting

End 1
 Height: Horizontal Illuminance (lux)
 E_{min} 0.1
 E_{max} 0.1
 E_{min} 0.05
 E_{min} 0.14

Luminaire Data

Supplier: LUMBER
 Type: AXA 1 Gen 2 5166 - 8 Naha NWS210CT 480mA NW Lum. shaper
 Lamp(s): Lamp(s) Naha NWS210CT
 Lamp Flux (lm): 1,163
 Maintenance Factor: 0.94
 No. in Project: 12

- LIMBING ARRANGEMENTS**
- ALL LIMBINGS ARE TO BE DIMMED BY 25% BETWEEN 10PM AND MIDNIGHT AND BY 50% BETWEEN MIDNIGHT AND 5AM AS PER DURHAM COUNTY COUNCIL SPECIFICATION.
- COLUMN LOCATIONS**
- ALL COLUMNS MUST BE LOCATED WITHIN THE HIGHWAY PAVEMENT MARGIN TO BE ADOPTED AND LOCATED EITHER AT THE REAR OF THE FOOTWAY, OR IN VERGE.
 - A MINIMUM OF 0.8m FROM THE KERB EDGE TO THE FACE OF THE COLUMN.
 - COLUMNS SHOULD NOT BE LOCATED IN THE VICINITY OF VEHICLE CROSSINGS OR WHERE THEY COULD OBSTRUCT DRIVEWAYS, VEHICLES OR WHEELCHAIR PASSAGE.

- NOTES**
1. ALL WORKS TO COMPLY WITH CURRENT VERSION OF THE FOLLOWING DOCUMENTS:
 - DESIGN MANUAL FOR ROADS AND BRIDGES (DMRB)
 - SPECIFICATION FOR HIGHWAY WORKS (SHW)
 - DURHAM COUNTY COUNCIL DESIGN SPEC AND SPECIFICATION
 2. PRIOR TO COMMENCING WORKS THE CONTRACTOR SHOULD INVESTIGATE AND LOCATE AS NECESSARY ANY STATUTORY UNCERTAINTY EQUIPMENT WITHIN THE NEW ACCESS AND RECORD REQUIREMENTS FOR LAMINATING, CHANGING AND PROTECTION WITH THE RELEVANT UNDERFACER.
 3. ALL WORKS WITHIN THE PUBLIC HIGHWAY TO MEET LOCAL AUTHORITY REQUIREMENTS. CONTRACTOR TO APPLY FOR ROAD WORKING NOTICES AS REQUIRED.
 4. OVER VALUE ASSUMED AS BEING 20% FOR ROAD CONSTRUCTION BASED ON PRELIMINARY QUOTATIONS APPROVED BY DURHAM COUNTY COUNCIL DATED JUNE 2016. SUBJECT TO DATE CONFIRMATION CONTRACTOR TO ALLOW FOR LAB TESTS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE TO WORKS COMMENCING.
 5. CONTRACTOR TO ALLOW FOR MARKING IN ACCORDANCE WITH TRAFFIC SIGNS MANUAL CHAPTER 5 ROAD MARKINGS.
 6. PRIVATE DRIVES & PRIVATE SHARED DRIVES TO BE CONSTRUCTED TO DEVELOPER'S SPECIFICATION.

SUBJECT TO LOCAL AUTHORITY APPROVAL

Durham County Council

REGENERATION & LOCAL SERVICES

Highway layout approved for use in Agreement

J. Hogarth

CORPORATE DIRECTOR OF REGENERATION & LOCAL SERVICES

Date: 31st August 2018

APPROXIMATE LOCATION OF EXISTING STREET LIGHTS TO BE REFERRED TO LOCAL AUTHORITY TO BE RELOCATED TO NEW COLUMN POSITIONS. CABLE TYPE SHOULD BE TO BE REFERRED TO LOCAL AUTHORITY TO BE RELOCATED TO NEW COLUMN POSITIONS.

Date	Revisions	Drawn	CHKD	Rev
31.08.18	REVISED TO DCC COMMENTS	RL	ADM	H
21.08.18	REVISED TO DCC COMMENTS	RL	ADM	G
13.08.18	REVISED TO DCC COMMENTS	RL	ADM	F
21.08.18	REVISED TO DCC COMMENTS	RL	WVO	E
11.08.18	SS278 WORKS REFERRED TO LATER DESIGN	RL	WVO	D
08.11.18	REVISED TO DCC COMMENTS	RL	WVO	C
21.08.17	REVISED TO DCC COMMENTS (SMAI, DATED 06/08/2017)	CRS	WVO	A

Drawn: CHRD

APPROVAL

RWO ASSOCIATES LTD
 73 Howard Street
 North Shields
 Tyne & Wear
 NE30 1AF
 www.rwoassociates.co.uk

Client: GLEESON HOMES

Project: FORMER SOUTH MOOR HOSPITAL
 MIDDLES ROAD, SOUTH MOOR

Title: SECTION 38 & 278 PLAN

Scale	Drawn	Checked	Date
1:250	CS	RWO	28.06.2017

Job No.	Drawing No.	Revision
16013	C800	H