

**Memorandum**

**To: Ian Woodhead Planning Control.**

**From: Robin Blunt Highways Development Control.**

**Proposed Redevelopment of The Baseball Ground, Derby.  
Strata & The Walbrook Group.**

**DER/02/06/00244/PRI**

4<sup>th</sup> May 2006

**Ref: RB/PD 120 & TP 58367**

I refer to the copy letter and plans dated the 27<sup>th</sup>. April 2006 from Urban Designs Ltd. relating to the above application.

The following comments should be drawn to the attention of the applicants either by footnote on any consent granted or letter.

When the Section 38 Agreement is entered into between the City Council and the applicant the following needs to be agreed.

Type of tree guards and bollards.

Precise details of all of the kerb lines and the design and construction of the Columbo Street footpath /cycleway.

A coloured, detailed plan of what is to be adopted as publicly maintainable highway will be incorporated within the Section 38 Agreement to the satisfaction of the Council.

The developer to submit details of where Traffic Regulation Orders will be required and will be responsible for the full costs incurred by the Council in the making and implementation of the Orders. The cost involved will be included in the Section 38 Agreement.

In stating an additional 45 spaces are to be provided it appears that the developer has not taken into account that there is already a considerable amount of residential on street parking which may be lost. Overall however it is considered that the parking provision is acceptable.

It is agreed that the routing of construction traffic can be agreed at the Section 38 Agreement stage.

It is reiterated that early consultation with the appropriate sections of the Council is essential with regard to street lighting, naming and numbering.

Currently I am not aware as to whether the applicant has been required to or has offered a Section 106 contribution to wards transport corridor improvements and improvements to public transport, pedestrian and cycling facilities. It is assumed that there is still a period of time available for this to be negotiated however the recently received additional Transport Assessment has identified that the proposal does have a material impact on the junction of Douglas Street and Osmaston Road. At the very least therefore the applicants should be required to bear the cost of/contribute towards the cost of improvement of the junction concerned.

Transportation section will be commenting direct to you from that aspect.

*Robin Blunt*

Robin Blunt.

Cc. David Gartside, Steve Boden, Nicola Weekly, Mick Charles.