

Our ref: NZ 304 373
Your ref: 4/05/00754/OUT/PGH

9th Floor East
P O Box 206
City House
New Station Street
LEEDS LS1 4UR

Mr Peter Herbert
City of Durham Council
Planning Services
Byland Lodge
Hawthorn Terrace
Durham
DH1 4TD

<http://www.highways.gov.uk>

For The Attention Of [Redacted]

Direct Line: [Redacted]
Fax: [Redacted]

09 August 2005

Dear Peter

A1M J61 DURHAM GREEN BUSINESS PARK

I refer to your recent consultation dated 3 August 2005 regarding the above application.

I have received a copy of an Environmental Impact Statement (EIS) produced by RPS and a Transport Assessment (TA) produced by Faber Maunsell.

In order to assess the application fully, taking into account the scale of the proposed development and its proximity to the trunk road, I would request that an extension of time is granted.

The Agency would therefore be pleased if you would not determine this application, until we have provided our full comments. I would be grateful if you could confirm in writing that this is acceptable.

I trust that the above is satisfactory, however should you wish to discuss the matter further please do not hesitate to contact me.

Yours sincerely

[Redacted signature and name]
[Redacted title]
[Redacted contact information]



CITY OF DURHAM

Head of Planning Services

[Redacted Name]

Byland Lodge
Hawthorn Terrace
Durham
DH1 4TD

Switchboard(0191)3866111
Fax No. (0191) 384 1529
Web Site: www.durhamcity.gov.uk
E-mail: devcontrol@durhamcity.gov.uk

This matter is being dealt with by [Redacted Name] Peter Horton

[Redacted Name]

Our Ref: PGH/GT/4/05/754

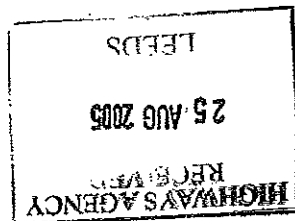
Your Ref: NZ 304 373

23rd August 2005

Highways Agency

[Redacted Name]

9th Floor East
PO Box 206
City House
New Station Street
Leeds
LS1 4UR



[Redacted Name]

Re: A1M J61 Durham Green Business Park

Further to your letter of 9th August 2005 requesting an extension of the consultation period relative to the above planning application, I confirm my agreement, and look forward to hearing from you again in due course.

If there is any particular aspect of this proposal that you would like to discuss, please do not hesitate to telephone me on [Redacted Phone Number]

Yours sincerely

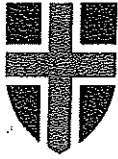
[Redacted Signature]

[Redacted Name]

[Redacted Title]



INVESTOR IN PEOPLE



CITY OF DURHAM

City of Planning Services
[Redacted]

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This matter is being dealt with by Mr Peter Herbert
[Redacted]

Our Ref: PGH/GT/4/05/754
Your Ref: NZ 304 373

28 September 2005

Highways Agency
FAO: [Redacted]
Development Control
9th Floor East
PO Box 206
City House
New Station Street
Leeds
LS1 4UR

Re: A1M J61, Durham Green Business Park, Bowburn, Durham City

You will recall that, in your letter of 9th August 2005, you requested that the above planning application remains undetermined until such time that the Highways Agency is in a position to offer full comments.

Subsequently, I received a copy of your consultants Halcrow's analysis of the traffic implications of this development, and I note their conclusions that, notwithstanding the employment of unrealistically low trip generation and growth factor figures, the proposal is likely to have a detrimental impact upon the trunk road network.

I understand that subsequently a meeting has taken place between the Agency, applicant, and his agents to explore these conclusions.

As I am sure you are aware, I am required by Government to determine this application within a prescribed period of time, therefore my target meeting of the City Council's Development Control Committee is October 19th 2005. My report would have to be completed by 5th October; therefore I seek your guidance as to whether there is any likelihood of resolving traffic issues prior to this date.

Should it be the case that matters cannot be resolved within the next week, it would seem to me that a negative recommendation to my committee is inevitable. Accordingly, I would value your advice as to what the Highway Agency's position is at this time.

Your earliest response would be much appreciated.

Yours sincerely

[Redacted signature and name]



INVESTOR IN PEOPLE

Our ref: NZ 304 373
Your ref: 4/05/00754/OUT/PGH

9 East
City House
New Station Street
Leeds LS1 4UR

City of Durham Council
Planning Services
Byland Lodge
Hawthorn Terrace
Durham
DH1 4TD

Direct Line: [REDACTED]

Fax: [REDACTED]

5 October 2005

[REDACTED]

[REDACTED]

A1M J61 DURHAM GREEN BUSINESS PARK

I refer to your letter of 28 September 2005 and my previous letter dated 09 August 2005 regarding the above development and the Transport Assessment produced by Faber Maunsell in support of the development.

Discussions are still ongoing with the applicant's consultant regarding the impact of the proposed development on the trunk road network, however the Agency is not currently in a position to provide a full response due to a lack of information on the likely impact of the development. I therefore attach a TR110 form on behalf of the Secretary of State for Transport giving notice under Article 14 of the Town and Country Planning (General Development Procedure) Order 1995 that the application should not be determined until the Agency have sufficient information to provide a full response.

I trust that the above is satisfactory, however if you have any questions or wish to discuss the matter further please do not hesitate to contact me.

Yours sincerely



[REDACTED]



An Executive Agency of
The Department for Transport

TR110(02)

Developments Affecting Trunk Roads and Special Roads Highways Agency Response to an Application for Planning Permission

From: Divisional Director, Network Strategy North, Highways Agency.

To: City of Durham Council

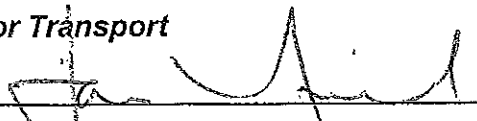
Council's Reference: 4/05/00754/OUT/PGH


Referring to the notification of a planning application, your reference 4/05/00754/OUT/PGH, in connection with the A1M trunk road, notice is hereby given under Article 14 of the Town and Country Planning (General Development Procedure) Order 1995 that the Secretary of State for Transport –


- a) ~~does not propose to give a direction restricting the grant of planning permission;~~
- b) ~~does not propose to give a direction restricting the grant of planning permission but offers advice (see the enclosed letter);~~
- c) ~~directs that any planning permission which the planning authority may grant shall include the conditions shown overleaf, for the reasons given;~~
- d) directs that the planning authority shall not grant permission for this application for the reasons/the time period given overleaf;
- e) ~~directs that planning permission be refused, for the reasons given overleaf.~~


Signed by authority of the Secretary of State for Transport

Date 05/10/05



(Signature)


(Name)


(Position)


(Office)

The Highways Agency

Condition(s) to be attached to any grant of planning permission:

Reason(s) for the direction given at c), d) or e) overleaf and the period of time for a direction at d) or for any other 'holding' direction:

There is insufficient information presently available to the Secretary of State to determine whether the proposed development would generate traffic on the trunk road to an extent that would be incompatible with the use of the trunk road as part of the national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980, and with safety of traffic on the trunk road.

The direction shall be maintained for 6 months from the date of this notice, or until such time as the Secretary of State has received sufficient information about the traffic implications to enable him to come to a view, whichever is the sooner.
