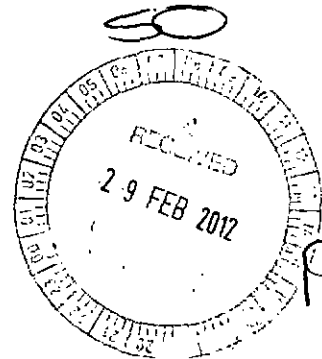


MICHAEL A CLYNCH

25 February 2011 **Dip. Arch. Dip. T.P. A.R.I.B.A.**

Ms Laura Bibby
BMBC
Development & Transport
PO Box 604
Barnsley
S70 9FE

Architect and Town Planner



Dear Ms Bibby,

2010/1455 High Bank

I respond to the comments of the Highway Officer. The Inspector's findings are contained in points 10, 11, 13 & 14:

10. The new garage door now at 4 metres wide is the same as the newly built garage to the east. There is no need to use any area of land beyond the carriageway to access our current proposal. The Inspector regarded the existing garage as adequate, which it is, as presumably it was approved under both planning and highways and causes no conflict or difficulty in use. Further my proposal is set back 0.5 metres into the site. At the entry point the effective carriageway (High Bank) is 4.5 metres wide. This is actually 800 mm wider than the existing road in front of the garage to the east. Many modern estate housing access ways are this width giving access to drives and garages.

11. There is no serious harm to highway safety. Multiple maneuvers are simply unnecessary as a result of design changes.

12. As the Inspector sees no conflict with H8A the garage will be used by the occupant of the apartment. No further on road parking will be introduced and numbers 3 and 21 will remain unchanged within their current status (and not a matter of Council involvement)

13. This issue was dismissed.

As far as construction is concerned, architects and builders manage restricted sites in the course of business. High Bank can be accessed in both directions. It need not be used as a through road and if a temporary restriction occurs eg. a fire or ambulance attendance it causes only minor inconvenience for a short time (if any) The builder of the recently constructed house to the east and lower down High Bank may well be the builder of this proposal. The house was a far bigger unit at an even more restricted access point.

Delivery of materials etc., are a matter of management and timing and no large vehicles will need to be parked during working hours. A methodology statement will be agreed with a builder to ensure this happens. This is a completely normal situation and will be dealt with.

**14 Huddersfield Road, Ingbirchworth
Sheffield S36 7GF Tel: 01226 766308**

In summary, the garage access is better and more workable than the already approved unit to the east. I doubt if a drawing was required to deal with the highway issues then but I enclose the required plan.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'M' or 'W' shape with a horizontal line extending to the right.