



Case Study

The Laurels, Bolton, Greater Manchester

Background

Cole Easdon Consultants (CEC) were asked to prepare a Transport Statement and Flood Risk Assessment in support of a planning application for intensification of use of an existing access serving one dwelling to serve a residential development of a further six dwellings at The Laurels, Markland Hill, Bolton.

Client

Seddon Homes

CEC Input

CEC provided:

- A Transport Statement
- A Flood Risk Assessment
- Design of the site access arrangement
- Input to proposed site plans
- Liaison with the Local Highway Authority (LHA)

Detailed discussions were held with the LHA in order to ensure that the proposed site access was acceptable to all parties, due to the close proximity of other junctions.

The proposed site access arrangement incorporated traffic calming features on Markland Hill in order to achieve the required visibility splays.

As part of our work we also provided input to the site layout, by undertaking vehicle tracking to ensure that a fire tender could be adequately accommodated.

The Drainage Strategy, written as part of the Flood Risk Assessment, incorporated a complex outfall alignment/design to avoid the root protection areas of existing mature trees which had to be retained on site.

Benefits of Our Involvement

- CEC's early discussions with the Local Highway Authority ensured that they raised no objections to the planning application.
- CEC's multidisciplinary capability involving design, water management and transportation allowed a coordinated approach, ensuring that planning consent was granted at the earliest opportunity.
- Our highway design proposals enabled the intensification of use of a sub-standard vehicular access.



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