

Delegated Decision Notice

This form is the written record of a key, significant operational or administrative decision taken by an officer.

Decision type	<input type="checkbox"/> Key Decision	<input checked="" type="checkbox"/> Significant Operational Decision	<input type="checkbox"/> Administrative Decision
Approximate value	<input type="checkbox"/> Below £500,000 <input type="checkbox"/> £500,000 to £1,000,000 <input type="checkbox"/> over £1,000,000	<input type="checkbox"/> below £25,000 <input checked="" type="checkbox"/> £25,000 to £100,000 <input type="checkbox"/> £100,000 to £500,000 <input type="checkbox"/> Over £500,000	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000
Director¹	Director of City Development		
Contact person:	Daniel Riley	Telephone number: (0113) 37 88093	
Subject²:	Design & Cost Report for S278 Highway Works Associated with the Housing Development at Aberford Road, Woodlesford, Leeds		
Decision details³:	<p>What decision has been taken? (Set out all necessary decisions to be taken by the decision taker including decisions in relation to exempt information, exemption from call in etc.)</p> <p>The Chief Officer (Highways and Transportation):</p> <ol style="list-style-type: none"> a. Noted the detail of the highway works described in outline in paragraph 4 of this report and shown on plan 45163/201 rev D attached at Appendix 3; b. Gave authority to negotiate the terms of and enter into an agreement with the developer under the provisions of Section 278 of the Highways Act 1980; whereby the works associated with the development are carried out by the developer and overseen by the Council; and c. Gave authority to incur expenditure of £7,800 staff checking and inspection fees to be fully funded by a developer through a Section 278 Agreement. <p>A brief statement of the reasons for the decision (Include any significant financial, procurement, legal or equalities implications, having consulted with Finance, PACS, Legal, HR and Equality colleagues as appropriate)</p> <p>The proposals within this report are concerned only with the delivery of the off-site highway works, the principle of these works having been considered and accepted as part of the planning process for planning consent 21/01796/FU. The location of</p>		

¹ Give title of Director with delegated responsibility for function to which decision relates.

² If the decision is key and has appeared on the list of forthcoming key decisions, the title of the decision should be the same as that used in the list

³ Simply refer to supporting report where used as these matters have been set out in detail.

the development site is provided on plan 073-LP-10(2) at Appendix 2 of this report. A General Arrangement Plan (drawing ref: 45163/201 rev D) is provided at Appendix 3 of this report.

Planning permission was granted in January 2022 (ref: 21/01796/FU) for the construction of 71 dwellings and associated highway improvements off Aberford Road. The site location is as shown on the Location Plan at Appendix 2. The planning consent requires a package of highway improvements described in detail in paragraph 4 below.

The highway works are required to accommodate for planning application ref: 21/01796/FU. The proposed works comprise:

- New right turn lane on Aberford Road;
- New pedestrian refuge island on Aberford Road;
- New vehicular access leading into the site, circa 60m north east of Pottery Lane;
- New grass verge within existing highway to provide appropriate visibility splays
- Resurfacing of Aberford Road for 50m east and 50m west of the new vehicular access;
- New 2.0m footway to the north west of the site access ending at the new pedestrian crossing;
- New 1.9m footway to the south east of the site access connecting in with the existing footway;
- Tactile paving and dropped kerbs across Aberford Road and the site access;
- All associated civils works including (inter alia) signs, lighting, road markings and drainage;
- Any Statutory undertakers works resulting from the works described above; and
- Any works reasonably required following safety audits of the design and construction of the highway works.


To meet the requirements of the planning permission and deliver the highway improvements outlined above the developer seeks to enter into a Section 278 Agreement (Highways Act 1980) to enable the highways works to be carried out.

	<p>This report seeks authority to negotiate terms and enter into a S278 Agreement for the highway works associated with the development to allow the works to be designed and carried out by the developer, overseen by the Council.</p>
	<p>Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision</p>
Affected wards:	Rothwell
Details of consultation undertaken⁴:	<p>Executive Member Executive Member for Infrastructure and Climate – 16 January 2023 Rothwell Ward Members</p>
	<p>Ward Councillors</p> <p>Rothwell Ward Members were consulted by email dated 24th May 2022. A ward member requested a route is provided from Aberford Road down to the towpath, however this is not possible due to the gradient between the site and towpath. The ward member has not provided any further comments at the time of writing this report.</p>
	Chief Digital and Information Officer ⁵
	Chief Asset Management and Regeneration Officer ⁶
	Others
Implementation	<p>Officer accountable, and proposed timescales for implementation</p> <p>Works for the proposed development are expected to commence January 2023 and the works are to be completed prior to first occupation in August 2023.</p>
List of	Date Added to List:-

⁴ Include details of any interest disclosed by an elected Member on consultation and the date of any relevant dispensation given.

⁵ See Officer Delegation Scheme (Executive Functions) CDIO must be consulted in relation to all matters relating to the Council's use of digital technology

⁶ See Officer Delegation Scheme (Executive Functions) CAMRO must be consulted in relation to all matters relating to the Council's land and buildings.

Forthcoming Key Decisions⁷	If Special Urgency or General Exception a brief statement of the reason why it is impracticable to delay the decision	
	If Special Urgency Relevant Scrutiny Chair(s) approval Signature _____ Date _____	
Publication of report⁸	If not published for 5 clear working days prior to decision being taken the reason why not possible:	
	If published late relevant Executive member's approval Signature _____ Date _____	
Call In	Is the decision available ⁹ for call-in?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If exempt from call-in , the reason why call-in would prejudice the interests of the council or the public:	
Approval of Decision	Authorised decision maker ¹⁰ Gary Bartlett – Chief Officer, Highways & Transportation	
	Signature 	Date 11 January 2023

⁷ See Executive and Decision Making Procedure Rule 2.4 - 2.6. Complete this section for key decisions only

⁸ See Executive and Decision Making Procedure Rule 3.1. Complete this section for key decisions only

⁹ See Executive and Decision Making Procedure Rule 5.1. Significant operational decisions taken by officers are never available for call in. Key decisions are always available for call in unless they have been exempted from call in under rule 5.1.3.

¹⁰ Give the post title and name of the officer with appropriate delegated authority to take the decision.