

Jane Tucker

Subject: FW: Consultation on planning application 3/2011/0595 56 Linden Lea, Chapel Hill, Longridge

From: Hornby, Mark [mailto:Mark.Hornby@lancashire.gov.uk]

Sent: 06 September 2011 15:25

To: Rachel Horton

Cc: ENV EPP Customer Service Area East

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Rachel

I have no objection to this proposal, subject to the following conditions:

1. Any gateposts erected at the access shall be positioned 5 metres behind the nearside edge of the carriageway. The gates shall open away from the highway. Reason: To permit vehicles to pull clear of the carriageway when entering the site.
2. That part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.
3. The driveway shall be constructed with vehicular turning space as proposed on submitted Drawing No.NK5. Reason: Vehicles reversing to and from the highway are a hazard to other road users.
4. The existing wall on the highway frontage of the site to Chapel Hill shall be reduced to and permanently maintained henceforth at a height not greater than 1 metre above the level of the frontage footway. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

Note: This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information, details below:

Brian Eagle
Public Realm Manager (Ribble Valley)
Lancashire County Council
Willows Lane
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As some of the above conditions are not currently outlined in the proposed plans I am happy to discuss any of them with the applicant to ensure that satisfactory access arrangements are achieved.

Regards

06/09/2011