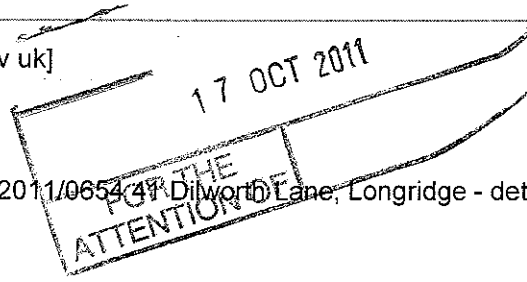


4128
GT

Graeme Thorpe

From: Hornby, Mark [Mark.Hornby@lancashire.gov.uk]
Sent: 17 October 2011 15:21
To: Graeme Thorpe
Subject: FW: Consultation on planning application 3/2011/0654 41 Dilworth Lane, Longridge - detached triple garage with office space above



Graeme

The plans submitted do not detail an adequate visibility splay at the existing access point which is intended to be used for the proposed triple garage. Pre-application discussions established that a minimum 2.4 metre x 50 metre visibility splay would be required in both directions at the access point and this has not been achieved. I would therefore recommend a refusal of the application as it stands on highway safety grounds.

Notwithstanding the above I feel that an adequate visibility splay could be achieved with the removal of a number of trees on the highway frontage of the plot and the lowering of the existing stone wall to the western highway frontage to a maximum height of 1 metre. The provision of a continuous footway along the frontage of the plot was also discussed at pre-application stage and would improve both visibility and pedestrian accessibility. Although a footway is shown on either side of the access point it is not clear from the submitted drawings how far this extends to the east past the proposed garage.

I am quite happy to discuss this matter further with yourself or the applicant.

Regards

Mark Hornby BEng MSc MCIHT
Principal Engineer (Traffic & Development)
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Lancashire County Council
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From: Nugent, Martin
Sent: 12 September 2011 16:57
To: Hornby, Mark
Subject: FW: Consultation on planning application 3/2011/0654 41 Dilworth Lane, Longridge - detached triple garage with office space above

From: ENV EPP Customer Service Area East
Sent: 12 September 2011 11:27
To: Nugent, Martin
Subject: FW: Consultation on planning application 3/2011/0654 41 Dilworth Lane, Longridge - detached triple garage with office space above

Thanks

17/10/2011

Elaine Makin

District Lead Officer- Rossendale
Environment & Public Protection Service
Lancashire County Council
(01254) 770960
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From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]
Sent: 05 September 2011 14:43
To: ENV EPP Customer Service Area East
Subject: Consultation on planning application 3/2011/0654 41 Dilworth Lane, Longridge - detached triple garage with office space above

<<11 0654 form and proposal pdf>> <<11 0654 consult highways pdf>>

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17/10/2011