

Graeme Thorpe

From: Hornby, Mark [Mark.Hornby@lancashire.gov.uk]
Sent: 17 April 2012 16:26
To: Graeme Thorpe
Cc: ENV EPP Customer Service Area East
Subject: FW: Consultation on planning application 3/2012/0187 land at Lynbrook, Longsight Road, Clayton le Dale

17 APR 2012

Graeme

I am satisfied that an adequate visibility splay can be provided at the proposed access point, provided that the existing telegraph post adjacent to the driveway is moved back slightly and the hedgerow to the east is pruned back and kept suitably maintained. The proposed driveway already has the benefit of a dropped kerb and so no further engineering works will be required at the access to the highway.

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

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5 metres behind the nearside edge of the carriageway of Longsight Road. The gates shall open away from the highway. Reason: To permit vehicles to pull clear of the carriageway when entering the site.
2. Before the access is used for vehicular purposes, 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 tarmac, 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 vehicular parking and turning space shall be laid out as detailed on the submitted plans and be available for use before the development is brought into use. Reason: Vehicles reversing to and from the highway are a hazard to other road users.
4. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed driveway from the nearer edge of the carriageway of Longsight Road to points measured (a) 90 metres to the west along the nearer edge of the carriageway of Longsight Road and (b) 90 metres to the east along the centreline of the carriageway of Longsight Road, and shall be constructed and maintained at verge/footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the site access.

Regards

Mark Hornby BEng MSc MCIHT
Principal Engineer (Developer Support)
Environmental Services East
Lancashire County Council
T: 01254 828052
M: 07891 238303

17/04/2012

www.lancashire.gov.uk

From: ENV EPP Customer Service Area East
Sent: 13 March 2012 15:16
To: Nugent, Martin
Subject: FW: Consultation on planning application 3/2012/0187 land at Lynbrook, Longsight Road, Clayton le Dale

Will log

Cath Thompson
District Lead Officer - Hyndburn
Customer Service and Business Support *Area East
Environment & Public Protection Services
Lancashire County Council
Willows Lane
Accrington
BB5 0RT

Tel: 01254 770982
Fax: 01254 770987
e-mail address: cath.thompson@lancashire.gov.uk

From: Jane Tucker [<mailto:Jane.Tucker@ribblevalley.gov.uk>]
Sent: 13 March 2012 13:31
To: ENV EPP Customer Service Area East
Subject: Consultation on planning application 3/2012/0187 land at Lynbrook, Longsight Road, Clayton le Dale

<<12_0187_consult_highways.pdf>> <<12_0187_form_and_proposal[1].pdf>>

Jane Tucker | Planning Reception |
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
T: 01200 414499 | **F:** 01200 414487 | **E:** jane.tucker@ribblevalley.gov.uk | **W:** www.ribblevalley.gov.uk

This e-mail contains information intended for the addressee only

It may be confidential and may be the subject of legal and/or professional privilege

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position

Lancashire County Council reserves the right to monitor all incoming and outgoing email

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments

17/04/2012