

Graeme Thorpe

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

Sent: 25 June 2012 16:20

To: Graeme Thorpe

Cc: ENV EPP Customer Service Area East

Subject: FW: Consultation on planning application 3/2012/0269 land adj Myerscough Road, Mellor Brook
Graeme

26 JUN 2012	
FOR THE	
ATTENTION OF	

I have now received a revised plan from the applicant's agent detailing the access arrangements for the development site, which now incorporates the 'ghost island' layout I requested. I therefore have no objection to this proposal, subject to the following conditions:

1. Any gateposts or barriers erected at the access shall be positioned 5m behind the nearside edge of the carriageway. Any gates shall open away from the highway. Reason: To permit vehicles to pull clear of the carriageway when entering the site.
2. The parking and manoeuvring areas shall be laid out in accordance with drawing no. NW/LPL/MELLOR.1/01 and shall be available for use before the development is brought into use. Reason: To provide adequate car parking facilities for the development.
3. Before the access is used for vehicular purposes, the access and car park area detailed on drawing no. NW/LPL/MELLOR.1/01 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.
4. The proposed access to the site shall be constructed to a minimum width of 5.5m between the car parking area and the nearside edge of the carriageway. Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.
5. No part of the development shall commence until a scheme for the construction of the site access and the off-site highway improvement works has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site.

I would add the following note to any consent granted:

Note: This consent requires the 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 Lancashire County Council for further information.

Regards

26/06/2012

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From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]
Sent: 26 April 2012 16:29
To: ENV EPP Customer Service Area East
Subject: Consultation on planning application 3/2012/0269 land adj Myerscough Road, Mellor Brook

Please can we have your comments on the above planning application? It is for the erection of office development on open storage site, including parking and servicing area and improvement of existing access. I have attached the formal consultation letter and here is a link to view the plans on our website
http://www.ribblevalley.gov.uk/site/scripts/planx_search.php

<<12 0269 consult highways pdf>>

Jane Tucker| Planning Reception|
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