

Graeme Thorpe

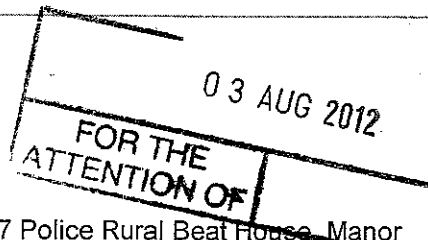
From: Hornby, Mark [Mark.Hornby@lancashire.gov.uk]

Sent: 03 August 2012 11:44

To: Graeme Thorpe

Cc: ENV EPP Customer Service Area East

Subject: FW: Consultation on planning application 3/2012/0547 Police Rural Beat House, Manor Avenue/Preston Road, Ribchester



Graeme

I have no objection in principle to development on this site however parking on Manor Avenue is clearly at a premium. I would therefore require any detailed proposal to provide adequate off street parking. The plans submitted with this outline application indicate a 3 or 4 bedroom property with a 15 metre driveway (approx) leading to a detached garage which demonstrates that sufficient parking can be achieved within the curtilage.

I would ask that the following conditions be applied to any consent granted:

1. The driveway parking area shall extend for a minimum distance of 15 metres into the site from the back of the footway in order to provide sufficient space for three vehicles. Reason: To reduce the likelihood of additional on street parking in the interests of highway safety.
2. 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. The gates shall open away from the highway. Reason: To permit vehicles to pull clear of the carriageway when entering the site.
3. 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.

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

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