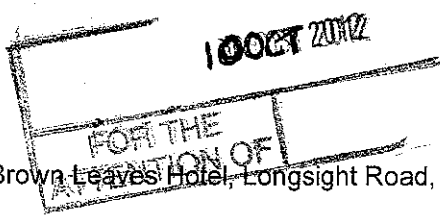


Graeme Thorpe

From: Hornby, Mark [Mark.Hornby@lancashire.gov.uk]
Sent: 10 October 2012 13:18
To: Graeme Thorpe
Cc: Mark Wilkinson
Subject: FW: Consultation on planning application 3/2012/0745 Brown Leaves Hotel, Longsight Road, Copster Green



Graeme

I have had several discussions with Mark Wilkinson of McDermott Homes regarding the details of the highway layout and am happy with the submitted plans from a highway perspective.

I therefore have no objection to this reserved matters application, subject to the same conditions (Nos. 5 to 8) and note that were applied to the outline application (Ref. 3/2011/0482) as follows:

1. 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 access road from the nearer edge of the carriageway of the A59 Longsight Road to points measured 90 metres in each direction along the nearer edge of the carriageway of the A59 Longsight Road, and shall be constructed and maintained at 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.
2. The existing Clayton-le-Dale boundary sign adjacent to the proposed access road shall be removed and relocated to a suitable alternative position at the developers expense. Reason: To ensure adequate visibility at the site access.
3. The proposed access road from the site to the A59 Longsight Road shall be constructed to a width of 5.5 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway of the A59 Longsight Road. Reason: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.
4. The new estate road/access between the site and the A59 Longsight Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site.

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

10/10/2012

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

From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]
Sent: 30 August 2012 15:00
To: ENV EPP Customer Service Area East
Subject: Consultation on planning application 3/2012/0745 Brown Leaves Hotel, Longsight Road, Copster Green

Please can we have your comments on the above proposal? It is a reserved matters application (following outline approval 3/2011/0482) for the appearance, landscaping, layout and scale of 18 dwellings and associated works. I have attached the formal consultation letter but there are too many plans to attach to an email so here is a link to view the application on our website
<http://www.ribblevalley.gov.uk/planningApplication?appNumber=3%2F2012%2F0745&submit=Go>

<<12 0745 consult highways 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

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10/10/2012