

Graeme Thorpe

From: Bloomer, David [David.Bloomer@lancashire.gov.uk]
Sent: 03 April 2013 10:00
To: Graeme Thorpe
Subject: app3/2013/0145 Towneley Road Auction Rooms Longridge
Morning Graeme

Apologies for the delay.

The application is the redevelopment of an existing commercial site in the centre of Longridge. Access into the site is via main shopping street in Longridge and a predominantly residential street whilst this may cause some concern the size of the units will preclude access requirements by larger vehicles. Access to and egress from the site would be improved by the addition of waiting restrictions along the site frontage on to Towneley Road and also the creation of an improved pedestrian link south of the access gate by the formation of a widened footway over the landscaped area. If gates are to be erected at the entrance to the site these will need to be set back into the site by approximately 6 metres measured from the back of the footway to allow vehicles to draw clear of the highway whilst the gates are opened / unlocked

Subject to the satisfactory resolution of the above considerations and the following conditions being attached to any permission that may be granted I would raise no objection to the proposal on highway grounds.

1 No part of the development hereby approved shall commence until a scheme for the construction of the site access and highway improvement has been submitted to and approved by the Planning Authority in consultation with the Highway Authority. Reason in order to satisfy the Planning and Highway authorities that the final details of the scheme are acceptable before work commences on site. For the avoidance of doubt the details shall include the formation of the site access, positioning of any gates if required and the creation of the widened footway to the south of the proposed entrance.

2 No part of the development shall be commenced until all the highway works referred to in Condition 1 above have been constructed in accordance with the approved scheme Reason: to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users

3 The car park shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby approved become operative. Reason to ensure the effective use of the parking areas.

4 No development shall take place until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the period of occupation of the site. It shall provide for;

- a) The parking of vehicles of sit operatives and visitors
- b) The loading/unloading of plant and materials
- c) Wheel washing / road sweeping facilities
- d) Proposals for the highway signing in the vicinity of the site access

I would also request that the following notes be attached to any permission that may be granted for the benefit of the developer

A This consent requires the construction ,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 Highways Authority can carryout these works therefore before any access works can start you must contact Lancashire County Council for further information
(customerserviceeast@lancashire.gov.uk) or LHS Customer Service, Riddings Lane Whalley BB7 9RW

B The footway works referred to in Condition 1 above shall be the subject of a dedication agreement with the highway Authority under the provision of a Section 38 of the Highways Act or other appropriate agreement.

Dave Bloomer
Developer Support
Lancashire County Council

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