

Director of Community Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire BB7 2RA

Tel No 0845 0530011

Email CustomerServiceEast@lancashire.gov.uk

Your ref
Our ref TL /3/2013/0161
Date 25th April 2013

FAO Colin Sharpe

Dear Sirs

Planning application no: 3/2013/0161
Proposal: Outline – erection of 11 dwellings.
Location: Strawberry Fields, Main Street, Gisburn.

Please note I have no objection to this application.

This is an extension of the housing development applied for under application number 3/2012/0497. This application been decided but is dependent on the completion of a S106 agreement. I would ask for the following issues to be taken into account.

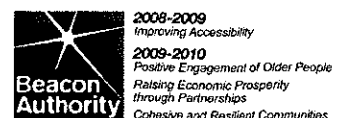
Access to the adopted highway (Main Street, A56) is via the estate road proposed for the earlier application. Construction of the 11 dwellings now applied for should not commence until the estate road for the 21 dwellings has been constructed to base course.

Any works that must be completed before any of the 21 dwellings are occupied, must also be completed before any of the 11 dwellings are occupied.

Any issues under the 2012 application that need to be resolved before any part of the development may commence, or before the construction of the 21 dwellings is commenced, or before the dwellings are completed or occupied, should apply likewise to this 11 dwelling development.

If a request has not been previously made, I would ask for S106 funding to improve the two nearby bus stops to accessibility standards (the provision of raised kerbing) and the

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provision of two dropped kerb disability crossing of the A59. The estimated cost of this is £7 000.

Please add the following conditions to any planning consent you may decide to grant.

Condition 1.

The new estate 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 before the development hereby permitted becomes operative.

Condition 2.

Before the construction work commences facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

Yours faithfully

Trevor Lewis
Traffic and Development Engineer