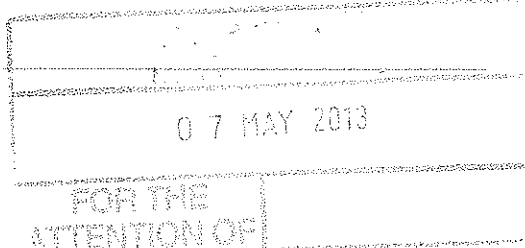


Stephen Kilmartin

From: Bloomer, David [David.Bloomer@lancashire.gov.uk]
Sent: 30 April 2013 11:03
To: Stephen Kilmartin
Cc: ENV LHS Customer Service
Subject: app3/2013/0333 Brook Farm ., Longsight Road , Clayton Le Dale



Morning Stephen,

Following my earlier concerns at the pre-application stage , I met the applicant and agent on sight to discuss the proposals. My main concern was the visibility available from site access particularly to the right and the possibility of encroachment into the existing visibility splay once the ownership of the land is sold on to a new owner (s). Therefore if your council are minded to approve this application I would request that the following condition be attached to any permission that may be granted

1 Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence hedge tree (the existing tree shall be allowed to remain)., shrub or other device.

The visibility splay to be the subject of this condition shall be the land in front of a line drawn from a point 2.4 metres measured along the centreline of the existing access from the continuation of the nearside edge of the carriageway of Longsight Road to a point measured 96 metres in a westerly direction along the nearer edge of the carriageway of Longsight Road from the centreline of the access and maintained at the existing levels with the details to be agreed by the local planning authority in conjunction with the Highway Authority, Reason to ensure and maintain the existing visibility at the site entrance.

2 The Site entrance shall be resurfaced with a bound material (material and construction detail to be agreed with the highway authority) from the back of the footway for a distance of at least 7 metres into the site.
Reason, to avoid the likelihood of loose material being drawn onto the public highway

Dave Bloomer
Developer Support
Lancashire County Council

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