

**Graeme Thorpe**

**From:** Bloomer, David [David.Bloomer@lancashire.gov.uk]

**Sent:** 08 July 2013 14:24

**To:** Graeme Thorpe

**Cc:** ENV LHS Customer Service

**Subject:** app3/2013/0535 The Dene Hurst Green

Afternoon Graeme,

The layout is similar to app 3/11/618 and I would therefore raise no objection however i would request that the following conditions ( taken from the planning permission granted for app 3/11/0565 be attached to any permission that may be granted

1. The access to the proposed development shall remain ungated in perpetuity.

REASON: To permit vehicles to pull clear of the carriageway when entering the site.

2. The vehicular parking and turning space shall be laid out as detailed on the submitted plans and be available for use before the development is brought into use.

REASON: Vehicles reversing to and from the highway are a hazard to other road users.

3. Before the access is used for vehicular purposes, the parking and turning space detailed on the submitted plans shall be appropriately paved in tarmacadam, concrete, block paviments, 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.

4. The highway verge of The Dene between the pumping station access and Dene Bridge shall cleared of the existing shrubs and bushes down to verge level before any development takes place within the site. The Highway Authority or a contractor approved by the Highway Authority shall carry out this work at the applicant's expense. This verge shall remain clear in perpetuity.

REASON: To ensure adequate visibility at the site access in accordance with Local Plan Policy G1.

**Dave Bloomer**  
**Developer Support**  
**Lancashire County Council**

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