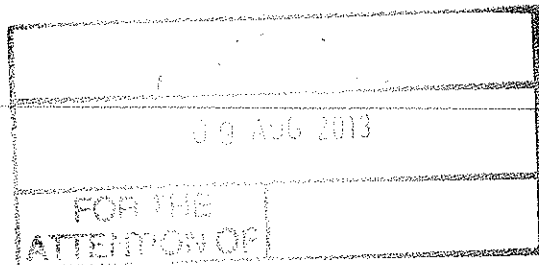


Graeme Thorpe

From: Bloomer, David [David.Bloomer@lancashire.gov.uk]
Sent: 08 August 2013 08:54
To: Graeme Thorpe
Cc: ENV LHS Customer Service



Subject: app3/2013/0613 land to rear Highfield, Garstang Road, Chipping

Morning Graeme,

The proposal is for outline permission for access ,layout and scale.

In respect of the access the proposed location is acceptable but it falls outside the 30mph speed limit (it is derestricted) I would therefore require the speed limit to be extended in a westerly direction beyond Fairhaven. The existing street lighting terminates at Broad Meadow This should be extended to cover the new junction, finally I would need a detailed design for the junction to be provided . There may be an issue with the gradient of the road

In respect of the layout the turning head is substandard for larger vehicles and i would suggest that the "head" element should only be located on the northerly side. The parking provision for each of the units needs revising as the layout show is either inaccessible or may lead to encroachment into the carriageway.

Bearing in mind the above comments I would raise no objection to the proposal on highway grounds but would request that the following conditions be attached to any permission that may be granted.

1 No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to and approved by the local planning authority in consultation with the highway authority. Reason , in order to satisfy the local planning and highway authorities that the final details of the highway scheme are acceptable before work commences on site.

2 The new estate road/access between the site and Garstang Road shall be constructed in accordance with the Lancashire County Council Specification for the Construction of Estate Roads to at least basecourse 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

3 The developer shall fund (by means of a S106 agreement) all costs associated with the extension of the street lighting and the 30 mph speed limit.

In respect of item 3 above, I am currently waiting for an estimate from our street lighting section with regards to the cost and number of lighting columns that will be required

Dave Bloomer
Developer Support
Lancashire County Council

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08/08/2013