

Jane Tucker

From: Adrian Dowd
Sent: 23 January 2015 10:52
To: Jane Tucker
Subject: FW: app3/2014/1122 35 King Street, Whalley

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 23 January 2015 10:39
To: Adrian Dowd
Cc: ENV LHS Customer Service
Subject: app3/2014/1122 35 King Street, Whalley

Morning Adrian,

Ideally the boundary wall should be reduced in height to allow visibility for emerging vehicles, however taking into account the width of the proposed access (4.5 m), the limited number of vehicles using the back lane and the conservation sensitivities of the area I am satisfied that any safety issues will be minimal. It would be beneficial for the applicant to provide additional information with respect to the layout of the car park to ensure that vehicles are able to enter and leave in a forward gear. Consequently whilst I would raise no objection to the proposal on highway grounds, I would request that the following conditions be attached to any permission that may be granted

- 1 Any gates erected within the boundary wall shall open into the site. Reason to ensure that the highway is not obstructed
- 2 The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are 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 identified in accordance with the approved plan, before the use of the car park hereby permitted becomes operative. Reason: To allow for the effective use of the parking areas.

Dave Bloomer
Developer Support
Lancashire County Council

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