

Sharon Craig

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Sent: 11 August 2015 12:50
To: Colin Sharpe
Cc: LHS Customer Service; planning
Subject: app3/2015/0462 land to rear 19 - 21 King Street Whalley

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Afternoon Colin,

Whilst I would raise no objection to the proposal in principle there are a number of issues I would like to raise in respect of this application. The vehicular access off King Street is narrow and unadopted. This street has no turning facilities and any deliveries etc to the proposed properties would have to reverse along the back street which should not be encouraged. I would therefore suggest that the 2 visitor parking spaces be deleted and this area converted into a turning head with appropriate signage prohibiting parking.

The demolition and construction phases will require planning to minimise the disruption to the adjacent premises / users etc and I would therefore suggest that the following conditions be attached to any permission that may be granted.

1 No development shall take place, including any works of demolition , until a construction method statement has been submitted to and approved in writing by the local planning authority . The approved statement shall be adhered to throughout the construction period. It shall provide for:

- ❖ The parking of vehicles of site operatives and visitors
- ❖ The delivery times, loading and unloading of plant and materials
- ❖ The storage of plant and materials used in constructing the development
- ❖ The erection and maintenance of security hoarding
- ❖ Wheel washing facilities
- ❖ Details of working hours

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 Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of the back street to the rear of 13 – 35 King Street , Whalley. A similar survey shall be carried out within six months of the completion of the final house, and the developer shall make good any damage to the surveyed street to return it to the pre-construction situation. Reason; To maintain the construction of the back street in the interest of highway safety.

Dave Bloomer
Highways Development Control
Lancashire County Council

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