

Nicola Gunn

From: planning

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]

Sent: 05 April 2016 11:12

To: Stephen Kilmartin

Cc: LHS Customer Service; planning

Subject: app3/2016/0069 7 Accrington Road Whalley

Morning Stephen,

I have previously dealt with the pre-application for this site and whilst raising no objection in principle, I raised a number of concerns relating to the cycle parking provision, the resurfacing of the access road to the substation and access to the bin storage area. Looking at the plans submitted neither of these issues have been attended to.

Subject to the satisfactory resolution of these issues and the following conditions being attached to any permission that may be granted, I would raise no objection to the proposal on highway grounds.

1 The new estate road/access between the site and Accrington Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place with the site. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative

2 The cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycling facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative. Reason: To allow for the effective use of the parking areas.

3 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 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
- ❖ Contact details for the site manager

The conditions above deal with two of the issues raised at the pre application stage, however the access to the refuse bins remains an outstanding concern

Dave Bloomer
Highways Development Control
Lancashire County Council