

Sharon Craig

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 14 April 2016 13:44
To: Stephen Kilmartin
Cc: LHS Customer Service; planning
Subject: APP3/2016/0293 Thorn Cottage, Knowsley Road

Follow Up Flag: Follow up
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Afternoon Stephen,

In my response to application 0247 in 2015 I raised a number of concerns regarding the proposed layout for the site and issues regarding access and parking. The application was subsequently refused. There has been ongoing correspondence in the meantime to achieve an acceptable site layout. The right turn into the site from Knowsley Road remains tight but a swept path analysis for a 3.5t panel van shows that it is possible. This together with the proposed management conditions for the site preventing parking in areas other than the designated spaces would be satisfactory in removing this original concern. The revised layout and parking are also acceptable and on this basis I would raise no objection to the proposals but would request 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 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
- 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 new estate road between the site and Knowsley 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 within the site. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.
- 4 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 marked out 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.

- 5 No part of the development hereby approved shall be occupied or until the final wearing course on the estate road has been laid and completed in accordance Lancashire County Council Specification for Construction of Estate Roads . Reason: In order that the traffic generated by the development can safely access the development.

Dave Bloomer
Highways Development Control
Lancashire County Council

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