

From: planning
Subject: FW: app3/2016/0438 Dilworth Coach House

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 07 June 2016 14:31
To: Stephen Kilmartin
Cc: LHS Customer Service; planning
Subject: app3/2016/0438 Dilworth Coach House

Afternoon Stephen,

It would appear that I missed the opportunity to comment on the previous application (15/0793). Apologies for this. Looking at the eproposed visibility splay the 2m x 43m shown on the submitted plan would be sufficient for a speed limit of 30mph, however a speed survey undertaken in 2013 gave 85th percentile readings of 39 / 40mph . consequently a more appropriate visibility splay would be 2m x 59m.

Notwithstanding this, I would be minded to raise no objection to the proposal on highway grounds but request that the following condition be attached to any permission that may be granted

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Dilworth Lane to points measured 59m in each direction along the nearer edge of the carriageway of Dilworth Lane, from the centre line of the access.. Reason: To ensure adequate visibility at the site access.

In achieving the required visibility It may be necessary to remove some of the existing hedge and possibly some trees. You may prefer to see a scheme plan showing how the visibility splay is to be achieved and at what cost to the vegetation rather than attaching the above Condition. I would be happy with whichever route you choose to take.

2. 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

Dave Bloomer
Highways Development Control
Lancashire County Council

