

Sharon Craig

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 09 September 2016 11:21
To: Rebecca Halliwell
Cc: LHS Customer Service; planning
Subject: app3/2016/0794 Providence House, Preston Road

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Morning Rebecca,

In 2015 an application was submitted to replace the existing building with a 5 bed dwelling (app 3/2015/0019) the proposal was considered acceptable by the highway authority as the proposals also included a relocation of the existing access further west which would improve the sightlines to the west.

The applicant notes that the current national speed limit will be reduced to 40mph. The proposals have been advertised and the reduced speed limit will be implemented in due course. I would dispute the comment that "approval" has been given for the erection of a traffic mirror, speaking to a colleague, the highway authority would raise no objection to a traffic mirror being erected at the applicants expense but this would need to be erected on private land and subject to removal if it proved to be a hazard to highway users. Having visited the site , the mirror would have to be erected in the field opposite behind the hedge which would reduce its effectiveness. Notwithstanding these points the current proposal would retain the existing access and increase the number of beds from 2 to 4. The potential being an increase in vehicular movement to and from the site which due to the poor sight lines would be potentially hazardous to road users. The recommended sightlines for a 40 mph road (Design Bulletin 32) is 120 m. at the existing access sightlines of 2x 47 are achievable to the west whereas if the access was relocated as per the 2015 application this would increase to 2x60m. Although the required sightlines of 120m would not be achievable the relocation of the access would provide a betterment which would offset the additional bedrooms / traffic generation.

As submitted the application would not be acceptable due to the highway safety concerns outlined above, however should the applicant relocate the access as per the 2015 application I would be prepared to reconsider my recommendation.

Dave Bloomer
Highways Development Control
Lancashire County Council

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