

From: planning
Subject: FW: app3/2016/1204 Keepers Cottage, Northcote Road

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 20 March 2017 10:25
To: Robert Major
Cc: LHS Customer Service; planning
Subject: app3/2016/1204 Keepers Cottage, Northcote Road

Morning Robert,

The proposal raises no highway concerns and I would therefore raise no objection to the proposal on highway grounds but should your council be minded to approve the application I would 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. The visibility splay to be the subject of this condition shall be a strip of land measuring 2m in width, between the carriageway edge and the relocated hedge, in each direction from the proposed site entrance to the north westerly and south easterly boundaries of the application site, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority'). Reason: To ensure adequate visibility at the street junction or site access.
2. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.
3. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 2 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
4. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges), the County Council as Highway Authority must specify the works to be carried out, Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any works can start you must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings.

Dave Bloomer
Highways Development Control
Lancashire County Council

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