

Nicola Gunn

From: planning
Subject: FW: app3/2017/0161 Stoneyhurst new access road

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 13 March 2017 13:20
To: Adrian Dowd
Cc: LHS Customer Service; planning
Subject: app3/2017/0161 Stoneyhurst new access road

Afternoon Adrian,

The proposal has been the subject of a lengthy correspondence with the applicants consultant and has gone through an iterative process. The proposal put forward in this application has been accepted by the highway authority and as a result I would raise no objection to the proposal on highway grounds but there are a number of issues that will still need to be addressed

1 During the previous discussions , the applicant proposed the construction of a layby adjacent to the carriageway to the north of the college entrance. This is shown in at least 1 of the submitted plans (proposed access and long section) but it is not mentioned in the application description. I would need confirmation whether or not this forms part of the application proposals.

2 The applicant would need to provide details of the signing and lining that is to be provided at the site entrance

Subject to clarification of the above issues, if your Council is minded to approve this application I would request that the following conditions are attached to any permission that may be granted

1. 1 The new estate road/access between the site and * 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.
2. 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.
3. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement 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.
- 4 For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety.

Note

1 The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works

includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council.

Dave Bloomer
Highways Development Control
Lancashire County Council