

Nicola Gunn

From: planning
Subject: FW: app3/2017/0317 Land to the south of Blackburn Road, Hothersall

From: Bloomer, David [mailto:David.Bloomer@lancashire.gov.uk]
Sent: 15 August 2017 14:33
To: Adam Birkett
Cc: planning
Subject: app3/2017/0317 Land to the south of Blackburn Road, Hothersall

Afternoon Adam,

I refer to my previous correspondence on this application, emails dated 30th May and 4th August . In my initial response and on the basis of the submitted plans , I was unhappy with several aspects of the proposal and subsequently recommended that the application be refused. Further discussions have taken place with the applicant and several amendments have been put forward to address my concerns such that I the proposals are deemed acceptable from a highways perspective and I would therefore wish to withdraw my initial objection.

If your Council are minded to approve this application then I would be grateful if you could attach the following Conditions and Notes to any permission that may be granted.

- 1 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
- 2 The new estate road/access between the site and Blackburn 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.
- 3 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 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Blackburn Road to a point measured 153m in a westerly direction and 104m in an easterly direction along the nearer edge of the carriageway of Blackburn Road, from the centre line of the access 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.
- 4 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 and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site. For the avoidance of doubt the off site works shall include
 - Provision of pedestrian refuge and localised carriageway widening
 - Signing and lining
 - Junction re-alignment at Lower Road/Blackburn Road/Preston Road
 - Extension of the street lighting provision on Blackburn Road

- 5 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 4 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.
- 6 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. _
- 7 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
 - ❖ Details of working hours
 - ❖ HGV delivery times and routeing to / from the site
 - ❖ Contact details for the site manager

NOTES

- 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 contact the Environment Directorate for further information by telephoning the Developer Support Section on 0300 123 6780, or email lhscustomerservice@lancashire.gov.uk _

Dave Bloomer
Highways Development Control
Lancashire County Council

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