

From: planning
Subject: FW: D3.2017.0415 Sunnymeade Sawley Road Grindleton

From: Nolan, Chris [<mailto:Chris.Nolan@lancashire.gov.uk>]
Sent: 31 May 2017 13:06
To: John Macholc; planning
Cc: LHS Customer Service; Bloomer, David
Subject: D3.2017.0415 Sunnymeade Sawley Road Grindleton

Hi John

With regard to the above planning application, the site is very close to a primary school and this may raise some difficulties with regard to site access. This is a problem with logistics rather than any grounds for highway objections. Therefore, I would raise no objection to the proposal on highways grounds subject to the following conditions being attached to any permission that may be granted.

Conditions

1. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
2. Before the new building is occupied, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the footway/carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
3. 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.
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.
5. 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 routing to / from the site: No deliveries between Monday – Friday 08:30 - 09:15 and between 15:00 – 16:00 due to the proximity of the primary school.
- ❖ Contact details for the site manager

Regards

Chris

Chris Nolan
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