

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 01 June 2017 07:59
To: Stephen Kilmartin; planning
Cc: LHS Customer Service
Subject: FW: D3.2017.0422 - Rear of 30 Beverley Drive Clitheroe

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Hi Stephen

With regard to the above planning application I feel that based on the present information provided I would have to object to this application on highway grounds with regard to the following points.

1. A new access point on Primrose Road would not be desirable. This is a narrow road that is a major access route to a high number of residential properties as well as an industrial development. At the position where new access point is proposed there is no adjacent footway so compromising safe pedestrian access.
2. The parking arrangements within the site need to be proven that they are all accessible independently in such a manner that all vehicles can enter and leave the site using forward gears. By independently I would want any vehicle to be able to complete the necessary manoeuvre whilst all other bays are in use.
3. The sight line for the access would need to be proven for the speed of the road. Initial investigations have indicated that some vehicles significantly exceed the 20 mph speed limit during the relatively busy daytime. As sightlines are set according to the speed of vehicles on the road rather than the established speed limit before I can agree that the drafted sight lines are sufficient, I would require a speed survey taken over 24 hours each day for a period of seven consecutive days, (This can be completed automatically using either ribbon or radar technology).
4. The retaining wall between the site and Primrose road is presently above 1.0m high. If it is found that the planned provision for the sight lines for vehicles exiting the site are adequate then the wall height would have to be reduced to 0.9m so that this does not conflict with the sight line requirements.

Regards

Chris Nolan
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