

## Sharon Craig

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**From:** Bloomer, David <David.Bloomer@lancashire.gov.uk>  
**Sent:** 28 June 2017 14:15  
**To:** Robert Major  
**Cc:** LHS Customer Service; planning  
**Subject:** app3/2017/0504 58 Pendleton Road , Wiswell

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Afternoon Robert,

The existing dwelling is 3 – 4 bed and the proposal is to increase the number of bedrooms to 5 which will be accompanied by an increase in vehicle movements in / out of the premises. Presently the access to the property off Pendleton Road is poor with zero visibility to the right for vehicles on exit. Whilst I would raise no objection to the proposal in principle the applicant would need to address the visibility concerns and I would therefore raise no objection to the proposal on highway grounds subject to the following conditions being attached to any permission that may be granted

1. 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. For the avoidance of doubt the submitted scheme should include details of visibility splays, surfacing and any gates that are proposed
2. 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
3. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition \* has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority. Reason: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading
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.

**Dave Bloomer**  
**Highways Development Control**

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