

From: planning
Subject: FW: app3/2017/0750 Land off Mill Lane Gisburn

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 22 August 2017 09:33
To: Stephen Kilmartin
Cc: LHS Customer Service; planning
Subject: app3/2017/0750 Land off Mill Lane Gisburn

Morning Stephen,

Subject to the following conditions being attached to any permission that may be granted I would raise no objection to the proposal on highway grounds.

1 No development shall take place 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:

- 1 the parking of vehicles of site operatives and visitors
- 2 the loading and unloading of plant and materials
- 3 the storage of plant and materials used in the construction of the development
- 4 the erection and maintenance of security hoarding
- 5 Wheel washing facilities
- 6 measures to control the emission of dust and dirt during construction
- 7 the highway routing of plant and materials to and from the site.

2 The garages hereby approved shall be kept available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country (General Permitted Development) Order 1995 or any order amending or revoking and re-enacting that order, shall be undertaken to alter or convert the space into living or other accommodation unless express planning permission is first obtained by the local planning authority.

3 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. The development shall be carried out in strict accordance with the approved details unless agreed in writing by the Local Planning Authority.

4 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 Mill Lane to points measured 45m in each direction along the nearer edge of the carriageway of Mill Lane, 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.

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 (Area East) on 0300 123 6780, or email lhscustomerservice@lancashire.gov.uk _

Dave Bloomer
Highways Development Control
Lancashire County Council

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