

Nicola Gunn

From: planning
Subject: FW: D3.2017.0939 - Land adjacent to 5 Beech Close Clitheroe

From: Nolan, Chris [<mailto:Chris.Nolan@lancashire.gov.uk>]
Sent: 17 October 2017 15:18
To: Stephen Kilmartin; planning
Cc: LHS Customer Service
Subject: D3.2017.0939 - Land adjacent to 5 Beech Close Clitheroe

Hi Stephen

Planning Application No: 3/2017/0939
Grid Ref: 373730 441530
Proposal: Two new semi-detached, two-storey dwellings.
Location: Land adjacent to 5 Beech Close Clitheroe BB7 2JH

With regard to the above planning application this does not seem to raise any highway issues as each dwelling is planned as two bedroom units each with the requisite two parking bays each and are to be built on an un-adopted street.

There are some difficulties with the site with regard to congestion on Henthorn Road at peak times and due to this considerations will need to be made with regard to deliveries to the site and parking for contractors undertaking the build. I will need to ask for a construction management plan to ensure that these situations are correctly managed.

I will not raise objections on highway grounds subject to the following conditions being added to any permissions that your council is minded to grant.

Conditions

1. 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.
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:
 - a) The parking of vehicles of site operatives and visitors
 - b) The loading and unloading of plant and materials
 - c) The storage of plant and materials used in constructing the development
 - d) The erection and maintenance of security hoarding
 - e) Details of working hours
 - f) HGV delivery times and routing to / from the site
 - g) Contact details for the site manager

Regards
Chris

Chris Nolan
Development Support
Community Services
Lancashire County Council

Tel 01772 531141
Call Centre 0300 123 6780
www.lancashire.gov.uk

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.