

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 06 December 2017 12:21
To: Robert Major; planning
Cc: LHS Customer Service
Subject: D3.2017.1122 - Willow Spring 58 Pendleton Road Wiswell

Follow Up Flag: Follow up
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Hi Robert

Planning Application No: 3/2017/1122

Grid Ref: 374863 437669

Proposal: Discharge of condition 3 (materials), 6 (trees and hedges), 10 (details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted), 14 (detailed scheme for the site access off Pendleton Road) and 15 (construction method statement) from planning permission 3/2017/0504.
Location: Willow Spring 58 Pendleton Road Wiswell BB7 9BZ

With regard to the above application to discharge conditions 3, 6, 10, 14, & 15 as only conditions 14 & 15 are highway related I will restrict my comment to these issues.

Condition 14 – works to form an acceptable visibility splay

Looking at the plans included with this application with regard to the visibility splays and the figures from the traffic survey the initial response is that the necessary visibility splays have not been achieved. As this access point is an existing facility and the improvements have been requested because the new dwelling will be larger than the house that is to be demolished I feel that I am able to take other factors into account.

The traffic count information indicated that the 85 percentile speed on this road is recorded as 27.4mph southbound and 29mph northbound this should indicate a need for visibility splays of 37m in a north-easterly direction and 41m in a south westerly direction. The data also showed that there was only 100 vehicles per day in each direction indicating that this is a very quiet country lane. The plans indicate that the hedges will be cut back to provide a visibility splay of 25m to the north of the access point and 21m to the south of the access point. As the access point is an established facility, it is not significantly different than many other access points on Pendleton Road and the road has a very low traffic flow I am able to accept the proposed works. This move will make a significant improvement compared with the existing situation but the hedges will need to be maintained to ensure that the visibility splays are also maintained.

I would agree that once this work is completed the condition can be discharged on the understanding that the hedge will be correctly maintained to preserve the visibility splay.

Condition 15 – Construction Management Plan

The plans and the undertaking are sufficient for the management of the site and I would agree that this condition can be discharged. I do note that Condition 13 with regard to a wheel wash has not been addressed at this stage. Many Construction Management Plans will incorporate the wheel wash facilities within this document. It is very important that the construction works do not

cause a danger on the adopted highway and I would like assurances that this factor is not over looked.

Regards
Chris

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