

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 07 February 2018 09:07
To: Adam Birkett; planning
Cc: LHS Customer Service
Subject: D3.2018.0044 - Out Lane Head Farm Collins Lane Chipping

Follow Up Flag: Follow up
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Hi Adam

Planning Application No: 3/2018/0044
Grid Ref: 360381 443687
Proposal: Replacement dwelling and associated works.
Location: Out Lane Head Farm Collins Lane Chipping PR3 2NQ

With regard to the above planning application, this is a revision of application 3/2017/0574 that was submitted in July last year. This application includes an additional three car garage whilst the developer has worked to address the concerns that I raised with regard to the earlier application. As this is the case I will not be raising objections to the development on highway grounds but I will still need to include the following notes and conditions to ensure that the safety issues are maintained for the future.

The planning application is for a replacement building. It would seem that the intention is to build a the new home prior to the demolition of the existing dwelling. I would like to see that any permissions will ensure that this is the case as the highways assessment has been completed on this basis.

Conditions

1. Before the completion of the new dwelling, that part of the parking area extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmac, concrete, block pavements, or other approved materials and that this will be maintained for the period that the parking area is in use. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
2. Before the new dwelling hereby permitted is occupied, the existing vegetation on the highway frontage of the site to Collins Lane shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Collins Lane. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
3. 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.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Regards
Chris

Chris Nolan
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