

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 18 September 2018 10:32
To: John Macholc
Cc: LHS Customer Service; planning
Subject: app3/2018/0363 (Amended)Punchbowl Hurst Green

Morning John,

Previously I have raised highway concerns regarding this proposal on the grounds of highway safety and the increase in the traffic generating potential for the site primarily due to the inclusion of the cafe element . The revised plan remove this café element with the resulting proposal being 5 holiday lets within the main building and a further 15 caravan lets within the grounds. On this basis , the anticipated traffic generation would fall within the levels previously encountered during the site trading as a pub and on that basis I would raise no objection to the proposal on highway grounds. I would add however that the scale of the parking provision should be reduced to a level appropriate for the revised proposals.

Should your council be minded to approve this application I would request that the following conditions be attached to any permission that may be granted

1. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative. Reason: To allow for the effective use of the parking areas.
2. 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.
- 3 Prior to work commencing on site a construction management plan is produced for approval. This should highlight how deliveries during construction will be managed and where workers on the site will park during construction. Reason: to minimise the impact of construction on existing residents in the vicinity of the site.

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