

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 30 May 2018 09:07
To: Adrian Dowd
Cc: LHS Customer Service; planning
Subject: app3/2018/0395 Susie Cottage Rimmington Lane

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Morning Adrian,

In the previous comments to app 17/1021 concern was raised about the parking provision and in the absence of a parking layout accommodating a minimum of 3 vehicles the recommendation was for a refusal. The submitted plan shows 3 parking spaces and on this basis I would raise no objection to the proposal on highway grounds. Should your council be minded to approve this application I would be grateful if you could attach the following Conditions / notes

1. Before the development hereby permitted becomes operative, the existing hedge and vegetation on the highway frontage of the site to Rimington 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 Rimington Lane. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
2. No building materials, vehicles etc. associated with the development hereby approved shall be stored or placed on the adopted highway network to the rear of the development site prior to, during and following completion of construction of the proposed works. Reason: In the interest of highway safety.
3. 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:
 - The parking of vehicles of site operatives and visitors
 - The loading and unloading of plant and materials
 - The storage of plant and materials used in constructing the development
 - The erection and maintenance of security hoarding
 - Details of working hours
 - HGV delivery times and routeing to / from the site
 - Contact details for the site manager
4. Any hard standing for vehicle parking should be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials for a distance of 5m back from the edge of the carriageway 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.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.
2. In order to construct the external walls, the building construction work may extend into the highway should this happen this office should be notified of the proposed works before the development is commenced. Before commencing any construction work you must contact the Lancashire County Council, Street Works lhsstreetworks@lancashire.gov.uk or 01772 533433

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