

Nicola Gunn

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 30 May 2018 09:57
To: Robert Major
Cc: LHS Customer Service; planning
Subject: app3/2018/0396 Holden Clough Nursery

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Morning Robert,

The proposal is to vary the various service options associated with the current business practices of the site , however it is envisaged by the applicant that there will be minimal increase in the level of traffic to the development . The car parking provision is within the guidelines and should prove adequate for the business. Within the body of the document and also the resident consultation response mention is made that the dining area alterations would not result in an increase in the number of covers provided. In order to ensure that this is the case, I feel it would be appropriate to condition this element of the proposal. Restricting the number of covers to the present level (the application form doesn't state what the current level is – this should be provided for reference purposes).

On the basis of the information presented with the application I would raise no objection to the proposal on highway grounds . Should your council be minded to approve this application then I would request the following conditions be attached to any permission that may be granted.

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 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.

3 The dining element of the proposed development including either internal or external facilities shall b restricted to the existing levels prior to the commissioning of the new buildings and these shall. For the avoidance of doubt the agreed provision is XX covers.

Dave Bloomer
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