

Sharon Craig

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 30 November 2018 10:28
To: Rebecca Bowers
Cc: LHS Customer Service; planning
Subject: app3/2018/01032 Pyethorn Meadows Wilpshire

Follow Up Flag: Follow up
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Morning Rebecca,

This proposal has had a number of iterations due to my concerns that the visibility splays for emerging vehicles was unsatisfactory. Based on the results of a speed survey carried out in the vicinity which showed 85th %ile speeds of 38mph in an easterly direction and 37mph in a westerly direction the appropriate to the visibility splays would be 60m and 58 metres left and right on exit respectively. The applicant quotes a visibility splay of 2.4 x 30.6m to the right which falls short of the required 58m. However, the "x" distance (setback from the back of the footway) can be reduced to 2m due to the nature of the development and with this in mind together with the removal of the hedge and the horizontal alignment of Whalley Road a visibility splay in excess of the required 58m can be achieved.

Turning to the visibility requirements for the left, the visibility splay dictated by the 85th %ile speed recorded is 60m. The applicant suggests that 34.6m is achievable. If a 2m "x" distance is used this increases to 36m. In order to achieve the required 60m it would be necessary to remove / reposition an additional section of the hedge fronting Pyethorn Meadows along with the possible removal of tree T2. As this is achievable as it is within the ownership of the applicant, I would raise no objection to the proposal subject to the following conditions being attached to any permission that may be granted.

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Whalley Road to a point measured 60m in a westerly direction and 58m in an easterly direction along the nearer edge of the carriageway of Whalley Road, from the centre line of the access. Reason: To ensure adequate visibility at the street junction or site access.
2. Before the access is used for vehicular purposes, that part of the access 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. 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.
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.
4. 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

Reason, in the interests of highway safety and to minimise the impact of the development on the highway network during the construction phase

Note

1 This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges), the County Council as Highway Authority must specify the works to be carried out, Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any works can start you must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings.

Dave Bloomer
Development Support
Lancashire County Council

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