

Sharon Craig

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 10 January 2019 14:41
To: Adam Birkett
Cc: LHS Customer Service; planning
Subject: app3/2018/1179 Ribblesdale View, Chatburn

Follow Up Flag: Follow up
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Afternoon Adam,

The proposal has previously received planning permission albeit with an amended housing style and layout and as such the principle of a small residential development of 4 dwellings has been accepted.

However there are a number of issues regarding the revised layout that require further input / clarification.

1 The applicant will need to provide an annotated plan showing the available sight lines at the proposed site entrance. I am particularly concerned re. the visibility splay to the east (right on exit) as the retained verge width appears to have narrowed over that previously approved. I have also noted the reduced height boundary wall but as it is a domestic boundary it is likely to be supplemented with planting or a secondary boundary treatment which would remove the ability to see over the wall

2 The footway provided to the west of the entrance is obstructed by a stone wall when entering the site. This wall should be removed and a dropped pedestrian kerb should also be provided similar to the one proposed on Ribblesdale View.

Subject to the above issues being resolved satisfactorily I would raise no objection to the proposal on highway grounds but would request that the following conditions be attached to any permission that may be granted

The new site access and associated off-site works will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for 278 agreement.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

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. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter. Reason: Vehicles

reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.

3. No part of the development shall be commenced until all planting on the highway frontage of the site to **Ribblesdale View** shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of **Ribblesdale View**. The land between the existing stone wall and the back edge of the carriageway shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway. Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.
4. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reason: To allow for the effective use of the parking areas.
5. No part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

6 Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of **Ribblesdale View**. A similar survey shall be carried out every six months and the final inspection within one months of the completion of the last house, and the developer shall make good any damage to **Ribblesdale View**.to return it to the pre-construction situation as required. Reason; To maintain the construction of **Ribblesdale View** in the interest of highway safety.

Dave Bloomer
Development Support
Lancashire County Council

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