

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 12 February 2019 14:10
To: Robert Major
Cc: LHS Customer Service; planning
Subject: app3/2019/ 0012 Residential Development Whalley Road Barrow

Follow Up Flag: Follow up
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Categories: Yellow Category

Afternoon Robert.

The proposed site has extant permission for a residential development as part of a larger site which was granted planning permission at appeal in 2014. As such the principle for this development has been established and the associated offsite highway works are progressing through the S278 process. With the exception being the site access to this proposed development , which has only been agreed in principle with the detailed design awaiting approval.

In respect of the submitted application I would make the following comments regarding the proposed estate road layout.

1 In order to maintain low vehicle speeds on the main spine road a series of 3 junction tables will need to be incorporated into the design , located adjacent to plots 217, 187 and 169. A further table will be necessary on the upper road adjacent to plot 80.

2 2m wide footway construction should be provided, both sides, on the following lengths of road fronting

Plots 217,225 and 196,197
Plots 187,186 and 176 – 179
Plots 169 – 167 and 162,163
Plots 145 – 149

3 verges of 0.5m – 1m alongside lengths of highway to be adopted where no footway is provided. To include turning heads

4 a pedestrian route should be provided within the landscaped area to the west of the site from between plots numbered 96,97 to the public footpath running along the southern boundary of the site.

Subject to the above comments being taken on board I would raise no objection to the proposal on highway grounds but should your council be minded to approve this application then I would request that the following conditions / notes be attached to any permission that may be granted.

- 1 The new estate road/access between the site and * shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative
- 2 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason:

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.

- 3 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 2 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works
 - 4 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.
 - 5 All garage facilities shall have facility of an electrical supply suitable for charging an electric motor vehicle. Reason: - in order to promote sustainable transport as a travel option and reduce thereby carbon emissions.
- 6 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

Notes

1 The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. 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 should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk _

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