

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your 3/2020/0112
ref
Our ref 23rd March 2020
Date

Dear Sir
Application no: 3/2020/0112
Address : Glencroft Pendle Avenue Chatburn
Proposal: Demolish existing and erect 2 replacement dwellings

The proposal is for the demolition of the existing building and the erection of 2 new detached dwellings. Whilst the proposal is unlikely to result in any highway concerns clarification of the parking provision is required for the easterly dwelling. Currently the dimensions of the integral garage would serve only 1 vehicle. The forecourt area is restricted and will make it difficult to enter and leave the 2 spaces available when parked in the manner shown on the site plan. I would therefore request that an amended plan be submitted to address this issue.

Should your council be minded to approve this application and in acknowledgement of the restricted access available for construction materials etc I would request that the following condition be attached to any permission that may be granted.

1 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

Phil Durnell

Director of Highways and Transport
Lancashire County Council
Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council